



A G E N D A

PLANNING & ZONING COMMISSION REGULAR MEETING

THURSDAY, JANUARY 9, 2020, AT 5:30 P. M.

COUNCIL CHAMBERS, CITY HALL BUILDING

100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARING(S)

1. Public hearing on the request submitted by Dirksen Engineering for the rezoning of the proposed Castle Rock Subdivision Unit 3, legally described by metes and bounds as follows: Being 3.7121 acres of land in Maverick County, Texas, out of the Chittim Estate Land, out of Survey 1, Abstract 1047 and being 3.00 acres of land in Maverick County, Texas, out of Survey 1, Abstract 1047, G.C. & S. F. R.R. Co., Original Grantee and being part of the Chittim Estate Land fronting on North Veterans Boulevard in the City of Eagle Pass, from R-1 (First One-Family Dwelling District) to R-2 (Second One-Family Dwelling District); closing of public hearing and possible action.
2. Public hearing on the request submitted by City of Eagle Pass for the rezoning of property legally defined as a "5.51 acres of land, more or less, situated in Maverick County, Texas and fronting 300-feet on the South line of U.S. Highway 277 as located by the Resident Engineer of the Texas Highway Department for Project No. RW-300-1-22, and having a depth of 800-feet. Said 5.51 acres of land being out of and a part of that certain 51.25 acre tract of land, out of Survey 8, Abstract 1111, F. Fox & J. Byrne, original grantees, conveyed to Maverick County by A.D. Eidson, by deed dated August 12, 1946, recorded in Volume 38, Page 517, deed records of Maverick County, Texas, which 5.51 acres of land, more or less, is more particularly described by metes and bounds" (2440 E. Main Street), from I (Industrial District) to B-3 General Business District; closing of public hearing and possible action.

NEW BUSINESS

3. Consideration and possible action on the final plat of the *Morales Kramer Subdivision*.

OLD BUSINESS

4. Consideration and possible action on the final plat of *Villa Romel Estates Subdivision Unit 2*.

ADJOURNMENT

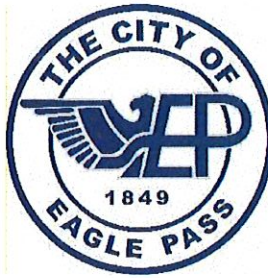
NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED ASSISTANT PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on January 6, 2020 at 4:40 p.m.

Mariebelle Rodriguez
Assistant Planning Director

Item #1



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

D. W. Chisum Holdings Rezone Request

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering
311 N. Getty Street
Uvalde, Texas 78801

Location: Frank Chisum Drive

Legal Description: Being a 3.7121 acres of land in Maverick County, Texas, out of the Chittim Estate Land, out of Survey 1, Abstract 1047 and being 3.00 acres of land in Maverick County, Texas, out of Survey 1, Abstract 1047, G.C. & S. F. R.R. Co., Original Grantee and being part of the Chittim Estate Land fronting on North Veterans Boulevard in the City of Eagle Pass. (Proposed Castle Rock Subdivision Unit 3)

Property ID Number: 83155, 83112, 84130

Request: A change in zoning district designation from *R-1 First One-Family Dwelling District* to *R-2 Second One-Family Dwelling District* to allow for the subsequent residential development of the site.

B. Subject Property Information

Parcel Size: 5.29-acres

Vegetation: Shrubs and grass

Existing Use: Undeveloped

Zoning: R-1 First One-Family Dwelling District

Master Plan: None

C. Staff Analysis

Applicant is requesting to change the zoning of parcel from R-1 First One-Family Dwelling District to R-2 Second One-Family Dwelling District) to allow for the subsequent residential development of the site. Property will be served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, garbage, and cable. Access to this lot is mainly provided by North Veterans Boulevard and Franck Chisum Drive.

D. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *zoning plan* and the *zoning plan map*.
2. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.

The *Master Plan* does not assign a land use designation for the site, but the policies of the *Master Plan* do apply to the rezone of the property. Please refer to Attachment 2 for a copy of the *Master Plan Map*.

4. The 'Housing Goals' of the *Master Plan* are applicable to this rezone, as the eventual use of the site will be residential. The rezone, if granted, will result in construction activities that will include the enforcement of appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb and gutters, and adequate utility services.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the *R-1 First One-Family Dwelling District* to the *R-2 Second One-Family Dwelling District* will allow for a continuation of residential development in the neighborhood while retaining the community's character and scale. The zoning district change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential environment of the city.
6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by North Veterans Boulevard via Frank Chisum Drive, which will facilitate efficient travel between neighborhoods of the city.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent residential development of the property will result in a use that is consistent with intent of the *R-2 District* and consistent with residential uses in the

vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a state route. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

8. The property is located in a highly visible area of the community and should, as a result, be rezoned to allow for a highest and best use.
9. The rezone request has been conditioned to insure conformance with the direction provided in the *Master Plan's* 'Storm Drainage Goals' and 'Storm Drainage Objectives'.
10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 9 of this report. The rezone request, therefore, should be approved.

E. Planning Department Recommendation

The Planning and Zoning Commission **APPROVE** the rezone request and recommend that the City Council prepare and adopt an Ordinance granting a zoning district change from *R-1 First One-Family Dwelling District* to *R-2 Second One-Family Dwelling District* to for property legally defined as "Being 3.7121 acres of land in Maverick County, Texas, out of the Chittim Estate Land, out of Survey 1, Abstract 1047 and being 3.00 acres of land in Maverick County, Texas, out of Survey 1, Abstract 1047, G.C. & S. F. R.R. Co., Original Grantee and being part of the Chittim Estate Land fronting on North Veterans Boulevard in the City of Eagle Pass, subject to the following conditions:

1. Subsequent development of the property shall conform to the following development-related Chapters of the *City of Eagle Pass Code of Ordinances*:
 - Chapter 8 governing the building code
 - Chapter 12 governing the electrical code
 - Chapter 14 governing garbage and rubbish
 - Chapter 21 governing the plumbing code
 - Chapter 16 governing health and sanitation
 - Chapter 22 governing streets, sidewalks and other public places
 - Chapter 23 governing land subdivision, including storm drainage
 - Chapter 27 governing waters and sewers
 - Appendix A governing zoning, including off-street parking

TRANSMITTED to the parties listed hereafter:

Dirksen Engineering via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated January 8, 2020

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

ZONING CHANGE APPLICATION

Case No. #

Applicant Information

Name: Dirksen Engineering
Mailing Address: 311 N. Getty St. Walde, TX 78801
Phone: 830.278.2100 E-mail: kendirksen@SBCGlobal.net

Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information

Name: DWC Creative Holdings
Mailing Address: 800 Vista Hermosa Dr. Eagle Pass, TX 78852
Phone: 830.968.2489 E-mail: _____

Property Information

Site Address: Frank Chisum Drive MCAD Property ID # 83155, 83112, 84130
Legal Description: Lot(s) 30 Block _____ Subdivision Castle Rock Unit 3
(Property must be legally subdivided or be lot of record)
Front Yard Width (feet) 55 Rear Yard Width (feet) 55 Side Yard Width (feet) 110

Proposed Project

Amend Zoning Regulations contained in section _____
Amend the Official Zoning Map & Master Plan by changing 5.29 acres of land currently zoned R-1 to be zoned R-2
Conforms with the Zoning Map? ☒ Yes ☐ No
Conforms with Master Plan Designation? ☒ Yes ☐ No
☐ Vacant Land ☐ Vacant Building ☒ Single Family Dwelling ☐ Commercial
☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

RECEIVED
2019
December 5, 2019

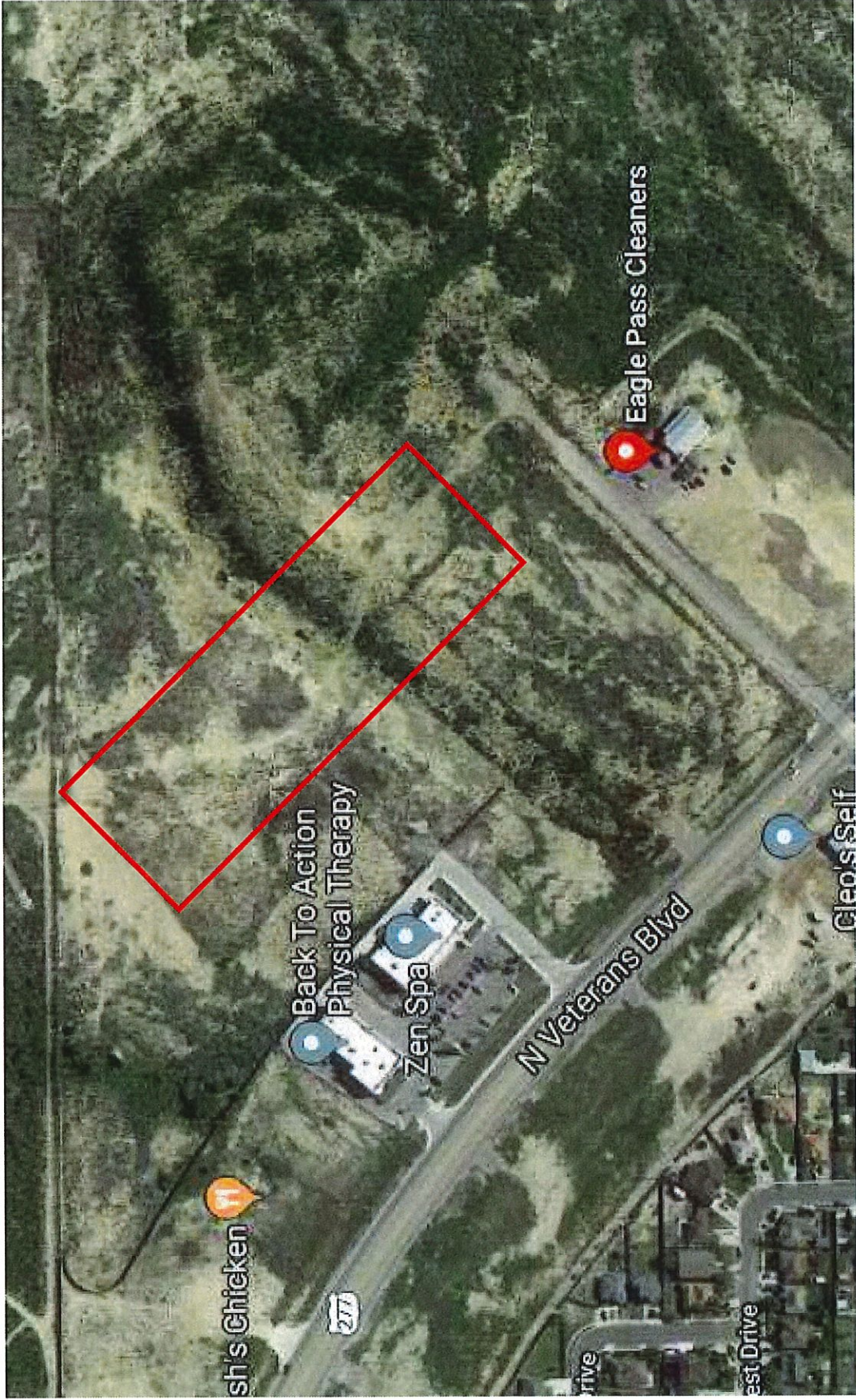
Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change <u>PLAT CASTLE ROCK UNIT 3 AS R-2</u>	
Describe the character and/or nature of uses surrounding the property. <u>COMMERCIAL AND RESIDENTIAL SUBDIVISIONS</u> <u>UNIT 3 R-2 HOUSING</u>	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact? <u>N/A</u>	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application.
	I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	<u><i>[Signature]</i></u> Applicant Signature <u>April 24, 2019</u> Date

Office Use	Date Application Accepted for Review: <u>May 2019</u> By: <u>GT/ma</u>
	Contact Date for Supplemental Info: <u>NA</u> Supplemental Info Received: <u>NA</u>
	Completeness Review Date: <u>12-5-19</u> By: <u>ma</u>
	Application Returned to Applicant: <u>NA</u> (when applicable)
	Note: Processing fee will be invoiced along with newspaper publication fee. <u>Applicant resumed application. 12/5/19</u>

MR:9/2016

RECEIVED



Attachment 2
Land Use & Zoning Maps

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPEMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY, LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY OF EAGLE PASS, NOR HEAL, LEE AND ASSOCIATES, INC. OR ITS REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

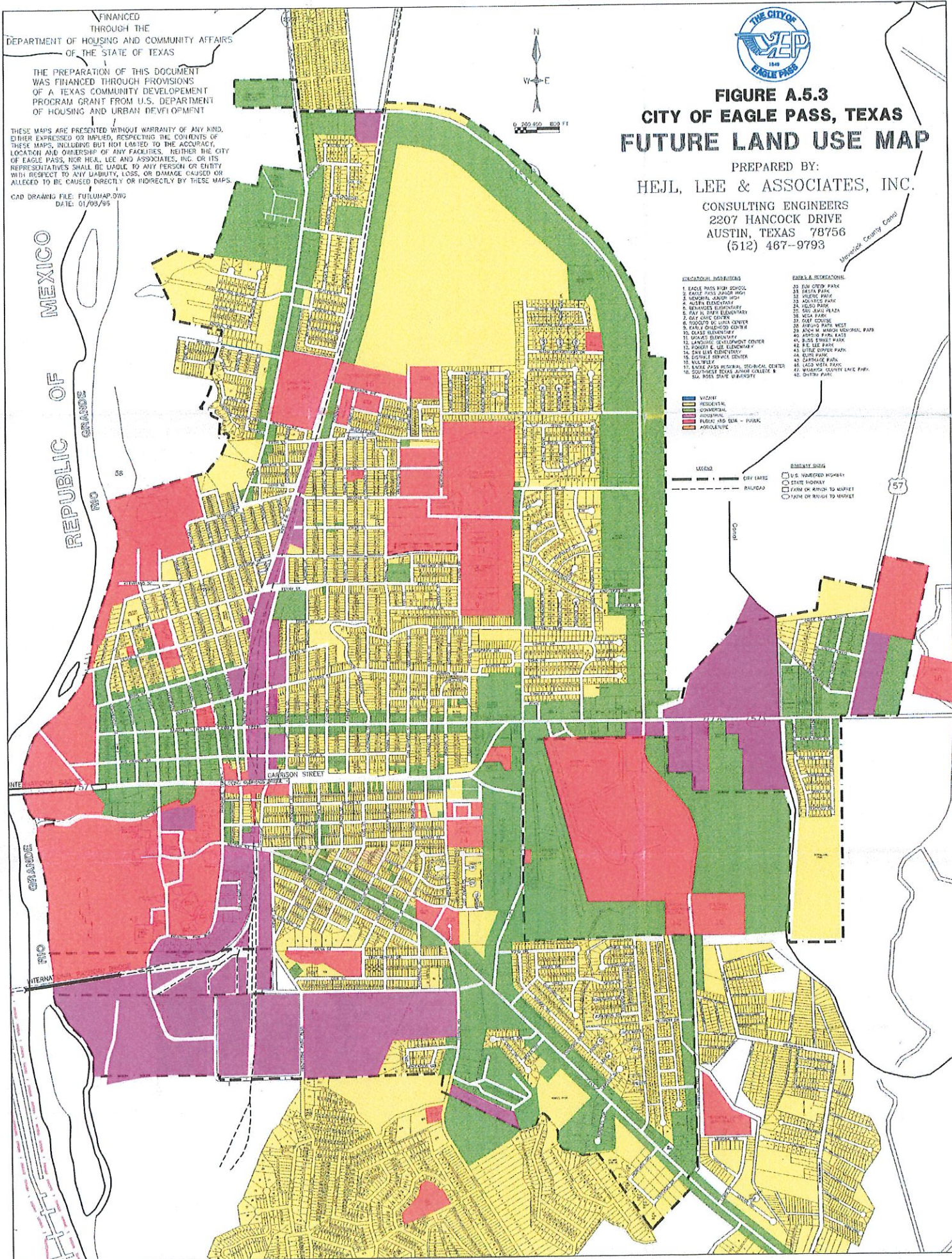
CAD DRAWING FILE: FUTLUMAP.DWG
DATE: 01/08/95



FIGURE A.5.3
CITY OF EAGLE PASS, TEXAS
FUTURE LAND USE MAP

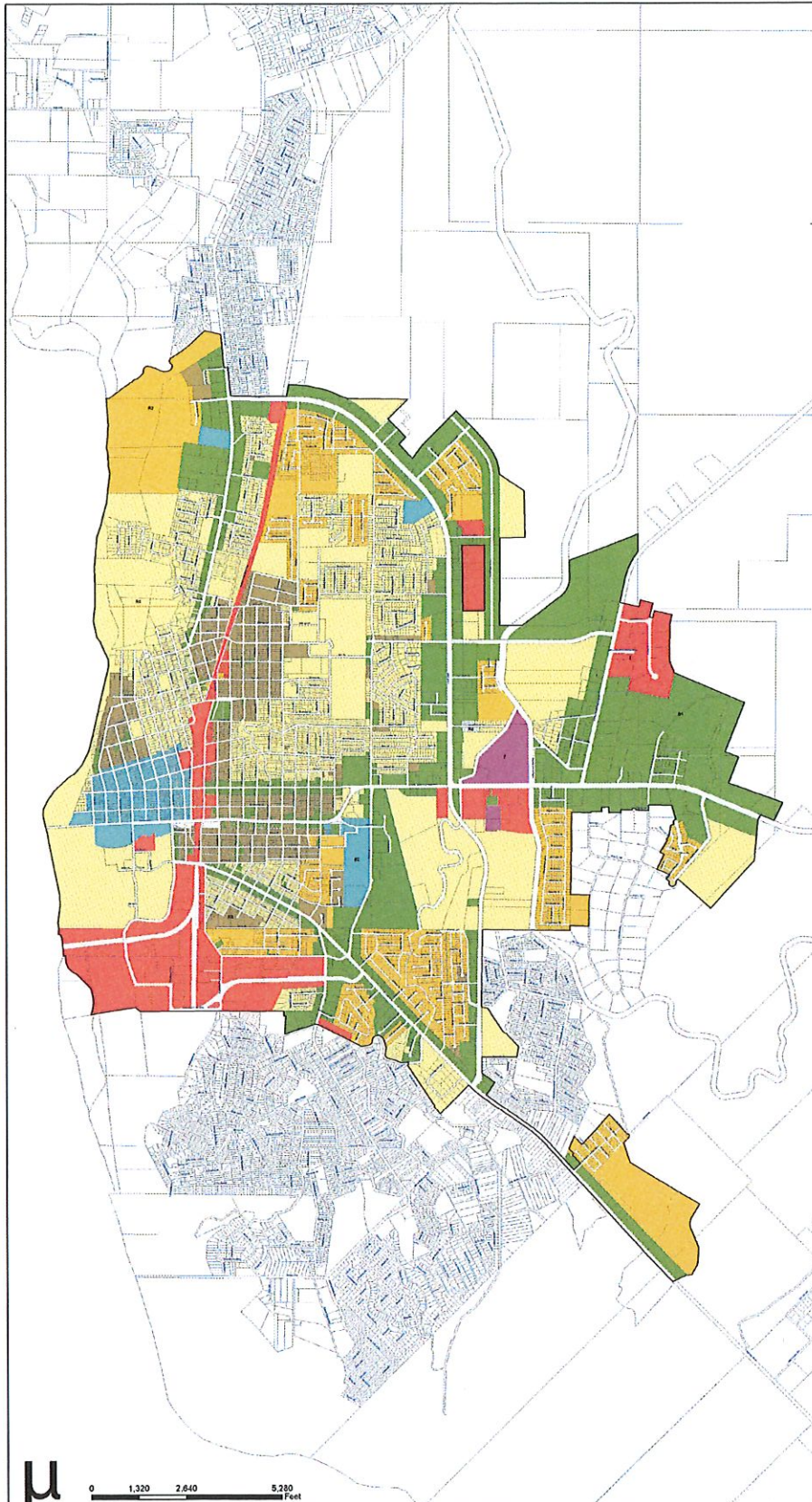
PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.

CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793



Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 Sq. Ft.)
- B2 - Central Business District
- B3 - General Business District (>8,000 Sq. Ft.)
- I - Industrial District
- F - Floodway District
- R1 - First One-Family Dwelling District
- R2 - Second One-Family Dwelling District
- R3 - Duplex Dwelling District
- R3A - Apartment District
- R4 - Townhouse Residence District



- Legend**
- B1 - Neighborhood Business District (<8,000 Sq. Ft.)
 - B2 - Central Business District
 - B3 - General Business District (>8,000 Sq. Ft.)
 - I - Industrial District
 - F - Floodway District
 - R1 - First One-Family Dwelling District
 - R2 - Second One-Family Dwelling District
 - R3 - Duplex Dwelling District
 - R3A - Apartment District
 - R4 - Townhouse Residence District

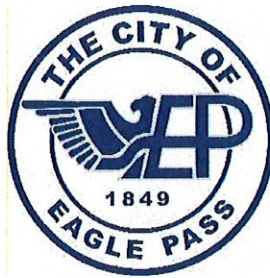
Eagle Pass, Texas
 2007 City Limits Map
 Prepared by: Eagle Pass Planning Department
 Date: October 1, 2007 (Updated)



TRUE AUTOMATION, INC.

2000 Technology Dr Suite 900
 Phone: 972.881.1858
 Fax: 972.833.0333
 P.O. Box 75074
 Dallas, TX 75274
www.trueautomation.com

Item #2



Planning Department Executive Summary
REPORT TO THE PLANNING & ZONING COMMISSION

2440 E. Main Street Rezone Request

I. BACKGROUND

A. General Information

Applicant: City of Eagle Pass
c/o City Manager George Antuna
100 S. Monroe Street
Eagle Pass, Texas 78852

Location: 2440 E. Main Street

Legal Description: Being a 5.51 acres of land, more or less, situated in Maverick County, Texas and fronting 300-feet on the South line of U.S. Highway 277 as located by the Resident Engineer of the Texas Highway Department for Project No. RW-300-1-22, and having a depth of 800-feet. Said 5.51 acres of land being out of and a part of that certain 51.25 acre tract of land, out of Survey 8, Abstract 1111, F. Fox & J. Byrne, original grantees, conveyed to Maverick County by A.D. Eidson, by deed dated August 12, 1946, recorded in Volume 38, Page 517, deed records of Maverick County, Texas, which 5.51 acres of land, more or less, is more particularly described by metes and bounds

Property ID Number: 59389

Request: Rezone parcel from *I (Industrial District)* to *B-3 (General Business District)* to allow for the subsequent commercial development of the site.

B. Subject Property Information

Parcel Size: 5.51-acres

Existing Use: Commercial Use (TxDOT office)

Zoning: I (Industrial District)

Master Plan: None

C. Staff Analysis

Applicant is requesting to change the zoning of 2440 E. Main Street from Industrial to B-3 (General Business District) to allow for the property to be rezoned to a higher and better use. Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, garbage, and cable. Access to this lot is mainly provided by Main Street and also through South Veterans Boulevard.

The site is located with an area that is primarily compromised of commercial uses. The property has the lot size to qualify for a B-3 zoning.

D. Conclusions

1. *Section 1(b)(4) of Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *zoning plan* and the *zoning plan map*.
2. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.

The *Master Plan* does not assign a land use designation for the site, but the policies of the *Master Plan* do apply to the rezone of the property. Please refer to Attachment 2 for a copy of the *Master Plan Map*.

4. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by North Veterans Boulevard via Main Street, which will facilitate efficient travel between neighborhoods of the city.
5. The rezone request is consistent with the land use development goals of the *City of Eagle Pass Master Plan*. The request to change from the *I-Industrial District* to the *B-3 General Business District* will allow for a continuation of development in the community while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the business and commercial environment of the city. Please refer to Attachment 2 for a copy of the *Master Plan Map*.
6. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with the permitted uses of the district and its peculiar suitability for particular uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent commercial development of the property will result in a use that is

consistent with intent of the *B-3 General Business District* and consistent with commercial uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a state route. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.

8. The property is located in a highly visible area of the community and should, as a result, be rezoned to allow for a highest and best use.
9. The rezone request has been conditioned to insure conformance with the direction provided in the *Master Plan's* 'Storm Drainage Goals' and 'Storm Drainage Objectives'.
10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *Zoning Code* as set forth in Conclusion 1 through 9 of this report. The rezone request, therefore, should be approved.

E. Planning Department Recommendation

The Planning and Zoning Commission **APPROVE** the rezone request and recommend that the City Council prepare and adopt an Ordinance granting a zoning district change from *I-Industrial District* to *B-3 General Business District* for property legally known as *2440 E. Main Street* and as defined in this report by metes and bounds, also referred to as *Maverick County Appraisal District Property Identification Number 59389*, subject to the following condition:

1. Subsequent development of the property shall comply with the following sections in the City of Eagle Pass *Code of Ordinances*:
 - Chapter 8 governing the building code
 - Chapter 12 governing the electrical code
 - Chapter 14 governing garbage and rubbish
 - Chapter 21 governing the plumbing code
 - Chapter 16 governing health and sanitation
 - Chapter 22 governing streets, sidewalks and other public places
 - Chapter 23 governing land subdivision, including storm drainage
 - Chapter 27 governing waters and sewers
 - Appendix A governing zoning, including off-street parking

TRANSMITTED to the parties listed hereafter:

Eagle Pass City Manager George Antuna via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated January 8, 2020

Attachment 1

Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

ZONING CHANGE APPLICATION

Applicant Information	Name: <u>City of Eagle Pass</u> Mailing Address: <u>100 S. Monroe Street, Eagle Pass, TX 78852</u> Phone: <u>830-773-1111</u> E-mail: <u>george.auntuna@eaglepasstx.us</u> Note: if you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application. See attached authorization
Property Owner Information	Name: <u>TXDOT State of Texas Department of Transportation</u> Mailing Address: <u>1817 Bob Bullock Loop, Laredo, TX 78843</u> Phone: <u>956-712-7400</u> E-mail: _____
Property Information	Site Address: <u>2440 E. Main Street</u> MCAD Property ID # <u>59389</u> Legal Description: Lot(s) <u>N/A</u> Block <u>N/A</u> Subdivision <u>See Attached</u> (Property must be legally subdivided or be lot of record) Front Yard Width (feet) <u>N/A</u> Rear Yard Width (feet) <u>N/A</u> Side Yard Width (feet) <u>N/A</u>
Proposed Project	Amend Zoning Regulations contained in section <u>10</u> of the <u>Zoning Code</u> Amend the Official Zoning Map & Master Plan by changing <u>5.51</u> acres of land currently zoned <u>Industrial</u> to be zoned <u>B3-General Bus. Dist.</u> Conforms with the Zoning Map? ☒ Yes ☐ No Conforms with Master Plan Designation? ☒ Yes ☐ No ☐ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☒ Commercial ☐ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use
Proposed Use of Property/Reason for Change
Property is more compatible with business commercial use especially being on a "hard corner".
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No
If No, how do you propose to reduce any adverse impact?

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application. I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.  _____ Applicant Signature December 16, 2019 _____ Date
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Office Use	Date Application Accepted for Review: _____ By: _____ Contact Date for Supplemental Info: _____ Supplemental Info Received: _____ Completeness Review Date: _____ By: _____ Application Returned to Applicant: _____ (when applicable) Note: Processing fee will be invoiced along with newspaper publication fee. MR:9/2016
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Maverick CAD

Property Search Results > 59389 STATE OF TEXAS for Year 2019

Tax Year: 2019

Property

Account

Property ID: 59389 Legal Description: ABSTRACT A1111, FOX, F. & J. BYRNE, SURVEY #8 1/2, ACRES 5.51

Geographic ID: 11110008000130 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: 2440 MAIN STREET
EAGLE PASS, TX 78852 Mapsco:

Neighborhood: Map ID: BANK

Neighborhood CD:

Owner

Name: STATE OF TEXAS Owner ID: 10025

Mailing Address: DEPARTMENT OF TRANSPORTATION
1817 BOB BULLOCK LOOP
LAREDO, TX 78043 % Ownership: 100.0000000000%

Exemptions: EX-XU

Values

(+) Improvement Homesite Value: + \$0

(+) Improvement Non-Homesite Value: + \$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$1,320,090 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$1,320,090

(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$1,320,090

(-) HS Cap: - \$0

(=) Assessed Value: = \$1,320,090

Taxing Jurisdiction

Owner: STATE OF TEXAS

% Ownership: 100.0000000000%

Total Value: \$1,320,090

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$1,320,090	\$0	\$0.00
CIT	City of Eagle Pass	0.540743	\$1,320,090	\$0	\$0.00
GMC	Maverick County	0.568700	\$1,320,090	\$0	\$0.00
HOS	Hospital	0.148960	\$1,320,090	\$0	\$0.00
SCH	Eagle Pass ISD	1.161600	\$1,320,090	\$0	\$0.00
	Total Tax Rate:	2.420003			
Taxes w/Current Exemptions:					\$0.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CC	COMMERCIAL CITY	5.5100	240015.60	0.00	0.00	\$1,320,090	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$1,320,090	0	1,320,090	\$0	\$1,320,090
2018	\$0	\$1,320,090	0	1,320,090	\$0	\$1,320,090
2017	\$0	\$1,320,090	0	1,320,090	\$0	\$1,320,090
2016	\$0	\$1,320,090	0	1,320,090	\$0	\$1,320,090
2015	\$0	\$660,040	0	660,040	\$0	\$660,040
2014	\$0	\$660,040	0	660,040	\$0	\$660,040
2013	\$0	\$660,040	0	660,040	\$0	\$660,040
2012	\$0	\$660,040	0	660,040	\$0	\$660,040
2011	\$0	\$660,040	0	660,040	\$0	\$660,040
2010	\$0	\$660,040	0	660,040	\$0	\$660,040
2009	\$0	\$660,040	0	660,040	\$0	\$660,040
2008	\$0	\$660,040	0	660,040	\$0	\$660,040
2007	\$0	\$660,040	0	660,040	\$0	\$660,040
2006	\$0	\$660,040	0	660,040	\$0	\$660,040

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 12/20/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255





Attachment 2
Land Use & Zoning Maps

FINANCED
THROUGH THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OF THE STATE OF TEXAS

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

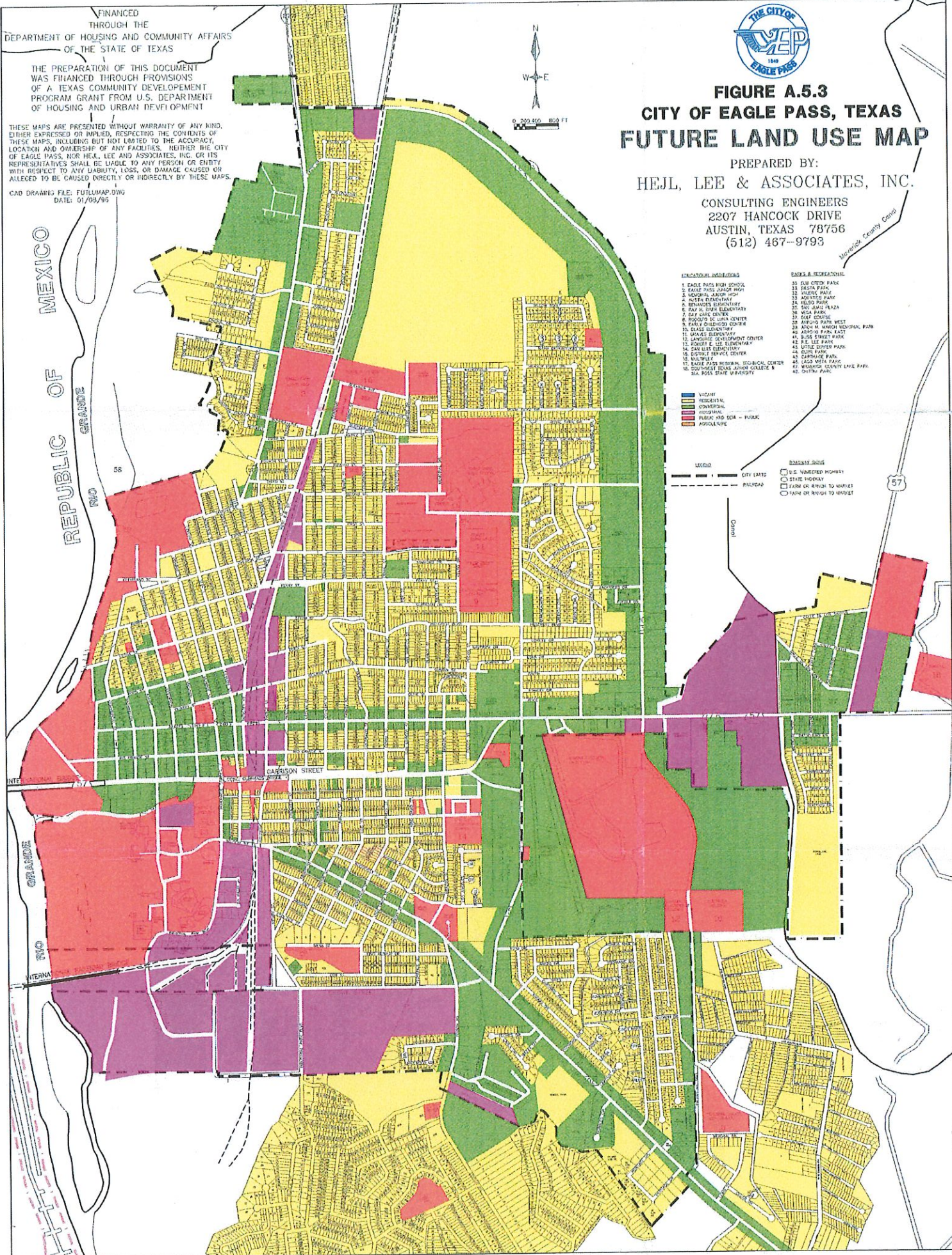
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EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
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CAD DRAWING FILE: FUTULMAP.DWG
DATE: 01/09/96



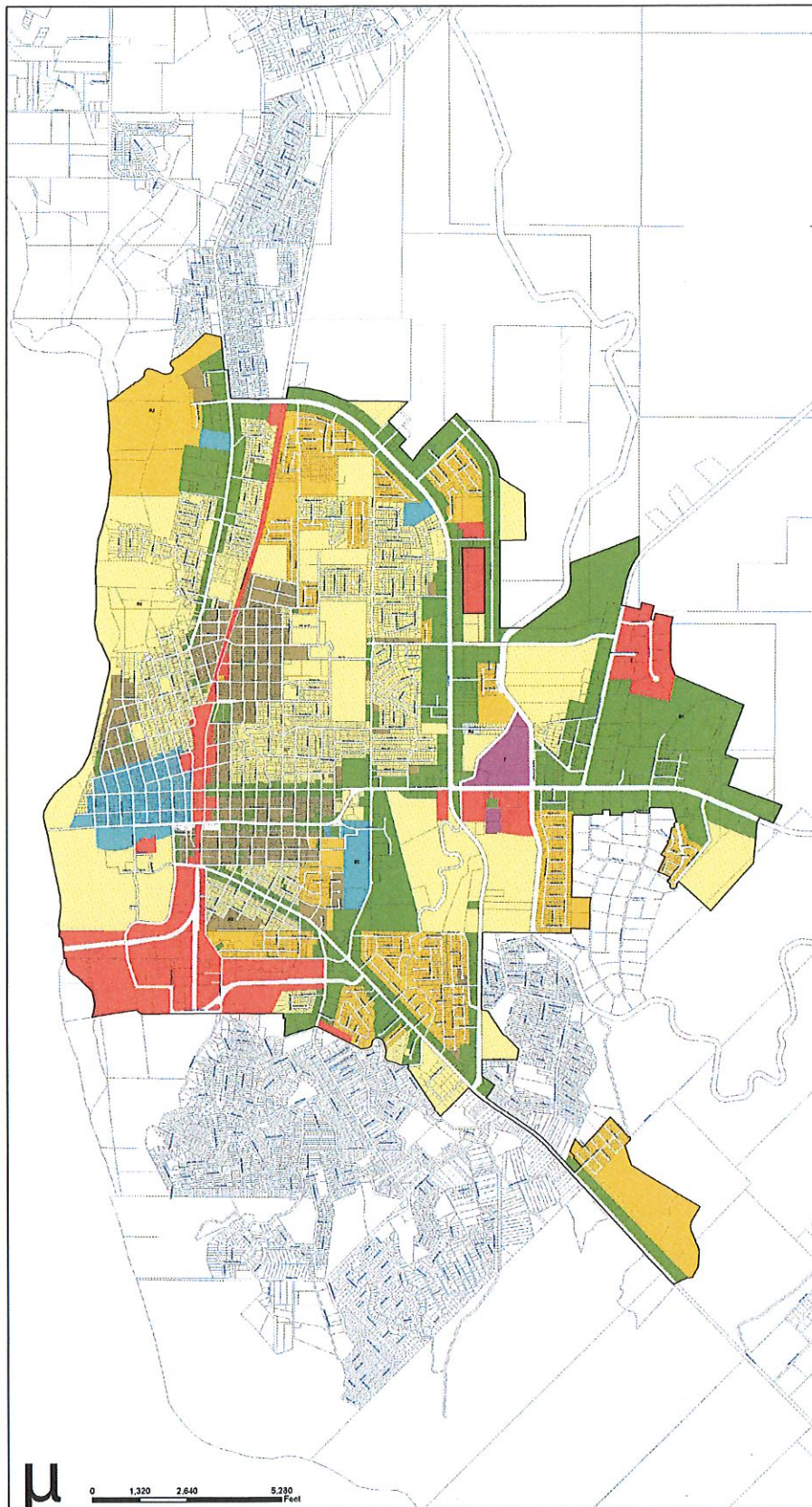
FIGURE A.5.3 CITY OF EAGLE PASS, TEXAS FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.
CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793



Legend

- City Limits Outline
- B1 - Neighborhood Business District (<8,00 Sq. Ft.)
- B2 - Central Business District
- B3 - General Business District (>8,000 Sq. Ft.)
- I - Industrial District
- F - Floodway District
- R1 - First One-Family Dwelling District
- R2 - Second One-Family Dwelling District
- R3 - Duplex Dwelling District
- R3A - Apartment District
- R4 - Townhouse Residence District



- Legend**
- B1 - Neighborhood Business District (<8,000 Sq. Ft.)
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 - R3 - Duplex Dwelling District
 - R3A - Apartment District
 - R4 - Townhouse Residence District

Eagle Pass, Texas

Map of Eagle Pass, Texas, showing the various land use districts. The map is color-coded according to the legend. The map is dated October 1, 2007 (Updated).



TRUE AUTOMATION, INC.

2000 Technology Dr Suite 900
 Phone: 972.881.1858
 Fax: 972.881.0339
 Plano, TX 75074
www.trueautomation.com



Item #3



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Morales Kramer Subdivision

I. BACKGROUND

A. General Information

Applicant: TEC Services
3292 El Indio Hwy
Eagle Pass, Texas 78852

Location: Bullis Street

Legal Description: Being an 3.408 acre tract of land lying and situated in Maverick County, Texas, out of the J.B. Roberts, Survey 33, Abstract 793, and being the same land conveyed from Manuel Perez by a gift warranty deed recorded in Book 1491, Page 19, of the Official Public Records of Maverick County; Said 3.408 acre tract also being a portion of that parent tract of land a 4.78 acres described by metes and bounds in conveyance from the City of Eagle Pass to Williamson Dickie Manufacturing Company, and recorded in Volume 46, page 543 of the Maverick County Deed Records, Said 3.408 acre tract being more particularly described by metes and bounds.

Property ID Number: 3836

Request: Final plat approval to subdivide an approximately 3.408-acre tract into two industrial lots, including a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984, and a variance to proceed to final plat directly without first having obtained preliminary plat approval.

B. Subject Property Information

Parcel Size: 3.408-acres

Topography: A decrease in elevation from southeast to northwest.

Vegetation: Industrial vegetation

Existing Use: Warehouses

Zoning: I - Industrial

Master Plan: None

C. Vicinity Data

The site is located within an area that features commercial development. Subject area is adjacent and located north of the Fort Duncan Park, southwest of the City Hall and Police Department, west of the Robert E. Lee Elementary, and east of the Fort Duncan Medical Plasma Center.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, and garbage service.

Access to the site is provided by Bliss Street and Adams Street.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for final approval of the subdivision. Please refer to Attachment 1.
2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*
 - ✓ *Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas*
 - ✓ *Section 23-71 governing the installation and inspection of utility lines*

Please refer to Attachment 2 for a copy of the *Final Engineering Report* for the subdivision.

3. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
4. City of Eagle Pass Code of Ordinances Section 23-11 states that the Planning and Zoning Commission must find that the subdivision variances, enclosed as Attachment 2, comply with the four criteria in order to the grant the subdivision variance. The following is a summary of this application's compliance with the criteria:
 - The subdivision variance allows for the platting of a property less than 5-acres in size that was conveyed prior to 1984, as set forth in *City of Eagle Pass Code of Ordinances Chapter 23-11(d)* is, in essence, an administrative decision.
 - The subdivision variance to proceed directly to Final Replat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*
5. The subdivision site is located within the *City of Eagle Pass Master Plan Map*. The *City of Eagle Pass Master Plan* does, however, provide direction regarding the subdivision of property both within the City and within the City's 5-mile wide *Extraterritorial Jurisdiction (ETJ)*.
6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.

- Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The subdivision will allow for a use of the property that is consistent with the industrial purpose of the *I-Industrial District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *I-Industrial District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *I-Industrial District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *I-Industrial District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 4 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. The granting of final approval of this subdivision request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 7 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission (1) **GRANT** the subdivision variance to proceed directly to Final Plat without first having obtained Preliminary Replat approval as required by *City of Eagle Pass Code of Ordinances Section 23-36(a)*, (2) **GRANT** a variance to plat a property less than 5-acres in size that had been conveyed prior to 1984 and (3) recommend that City Council **GRANT** Final approval of the proposed Final Plat of *Morales Kramer Subdivision*, subject to the following conditions:

1. The final plat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail
 Planning and Zoning Commission via e-mail
 Eagle Pass Planning Department Report dated January 8, 2020

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☒ Final

☐ Replat

☐ Amendment ☐ Short Form Final

Property Legal Description: Abstract A0793, Roberts, James B., Survey #33, Acres 3.408

Maverick County Property Identification Number(s): 3836

Name of Addition: Lot 1 and Lot 2, Morales Kramer Subdivision

Location of Addition: 341 Bullis St.

Number of Residential Lots: 0 Number of Commercial Lots: 2 Gross Acreage: 3.408

Number of New Street Intersections 0 Linear feet of Streets 0

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: Industrial

Existing Land Use: Industrial Proposed Land Use: Industrial

Requested Variances: Variance to proceed to Final Plat given existing infrastructure.

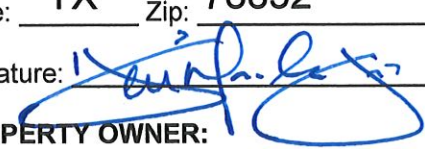
PROPERTY OWNER:

Name: Morales & Son Holding, LLC

Address: 401 Quarry St.

City: Eagle Pass

State: TX Zip: 78852

Signature: 

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

APPLICANT/SUBDIVIDER:

Contact: Heriberto Morales, Jr.

Phone: 830-513-1124

Fax: 830-757-4045

E-mail: hmoales@langleylanack.com

Date: 11.12.19

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

RECEIVED
12-13-19
Complete application

Name: TEC Services
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Aaron Libson
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 11/12/2019

SURVEYOR:

Name: Francisco Gaytan, RPLS
Address: 2606 Encino Park Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytanchuis@yahoo.com
Date: 11/12/2019

ENGINEER:

Name: Florentino Caballero, P.E.
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Florentino Caballero
Phone: 830-773-0579
Fax: 830-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 11/6/2019

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

All City communication regarding the subdivision will be directed only to the designated principal contact.

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I have provided payment for the aforementioned services.

[Signature]
Applicant Signature

11/12/19
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize TerraTech Engineering and Construction Services to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

[Signature]
Owner / Subdivider Signature

11.12.19.
Date

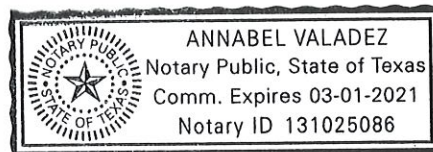
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Heriberto Morales (Name), Owner (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 12th day of November, 2019.

[Signature]
Notary Public, State of Texas



Maverick CAD

Property Search Results > 3836 MORALES & SON
HOLDING, LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	3836	Legal Description:	ABSTRACT A0793, ROBERTS, JAMES B., SURVEY #33, ACRES 3.408
Geographic ID:	07930033001090	Zoning:	I
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	341 BULLIS ST EAGLE PASS, TX 78852	Mapco:	
Neighborhood:		Map ID:	HOSPITAL
Neighborhood CD:			

Owner

Name:	MORALES & SON HOLDING, LLC	Owner ID:	106694
Mailing Address:	401 QUARRY STREET EAGLE PASS, TX 78852	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$399,430	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$371,130	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$770,560	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$770,560	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$770,560	

Taxing Jurisdiction

Owner: MORALES & SON HOLDING, LLC

% Ownership: 100.000000000000%

Total Value: \$770,560

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$770,560	\$770,560	\$0.00
CIT	City of Eagle Pass	0.540743	\$770,560	\$770,560	\$4,166.75
GMC	Maverick County	0.568700	\$770,560	\$770,560	\$4,382.18
HOS	Hospital	0.148960	\$770,560	\$770,560	\$1,147.83
SCH	Eagle Pass ISD	1.161600	\$770,560	\$770,560	\$8,950.83
Total Tax Rate:		2.420003			
Taxes w/Current Exemptions:					\$18,647.59
Taxes w/o Exemptions:					\$18,647.58

Improvement / Building

Improvement #1:	COMMERCIAL	State Code:	F2	Living Area:	74355.4 sqft	Value: \$143,140
------------------------	-------------------	--------------------	-----------	---------------------	---------------------	-------------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SGPC	MT	1951	40000.0
ADDN	ADDITION	SGPC		1979	31050.0
CONC	CONCRETE	6IN		0	1400.0
ADDN	ADDITION	SGPC		0	400.0
SHED	SHED	SM+		0	60.0
PO	PATIO	*			610.0
ASPH	ASPHALT	3IN		0	23075.0
ADDN	ADDITION	SGPC		1992	320.0
CONC	CONCRETE	6IN		1992	980.0
ADDN	ADDITION	SGPC		1995	2074.0
ADDN	ADDITION	SGPC		1996	511.4
SHED	SHED	SM+		0	800.0

Improvement #2:	COMMERCIAL	State Code:	F1	Living Area:	20925.0 sqft	Value: \$256,290
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SGES		2017	20925.0
CNPY	CANOPY	BLDG		2017	550.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IC	INDUSTRIAL CITY	3.3759	147052.48	0.00	0.00	\$367,630	\$0
2	IC	INDUSTRIAL CITY	0.0321	1400.00	0.00	0.00	\$3,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$399,430	\$371,130	0	770,560	\$0	\$770,560
2018	\$360,980	\$371,130	0	732,110	\$0	\$732,110

2017	\$166,350	\$185,570	0	351,920	\$0	\$351,920
2016	\$166,350	\$185,570	0	351,920	\$0	\$351,920
2015	\$166,350	\$185,570	0	351,920	\$0	\$351,920
2014	\$166,350	\$185,570	0	351,920	\$848	\$351,072
2013	\$166,350	\$185,570	0	351,920	\$1,724	\$350,196
2012	\$163,830	\$185,570	0	349,400	\$0	\$349,400
2011	\$163,830	\$185,570	0	349,400	\$0	\$349,400
2010	\$193,230	\$185,570	0	378,800	\$0	\$378,800
2009	\$191,360	\$185,570	0	376,930	\$0	\$376,930
2008	\$191,360	\$185,570	0	376,930	\$0	\$376,930
2007	\$191,360	\$185,570	0	376,930	\$0	\$376,930
2006	\$188,580	\$185,570	0	374,150	\$0	\$374,150

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/20/2015	WD-VL	WARRANTY DEED WITH VENDORS LIEN	PEREZ, MARCO	MORALES & SON HOLDING, LLC	1546	316	188922
2	12/12/2014	GD	GIFT DEED	PEREZ, MANUEL	PEREZ, MARCO	1491	19	184269
3	7/18/2013	AOH	AFFIDAVIT OF HEIRSHIP	PEREZ, MANUEL & ALMA	PEREZ, MANUEL	1413	97	177282

Tax Due

Property Tax Information as of 12/11/2019

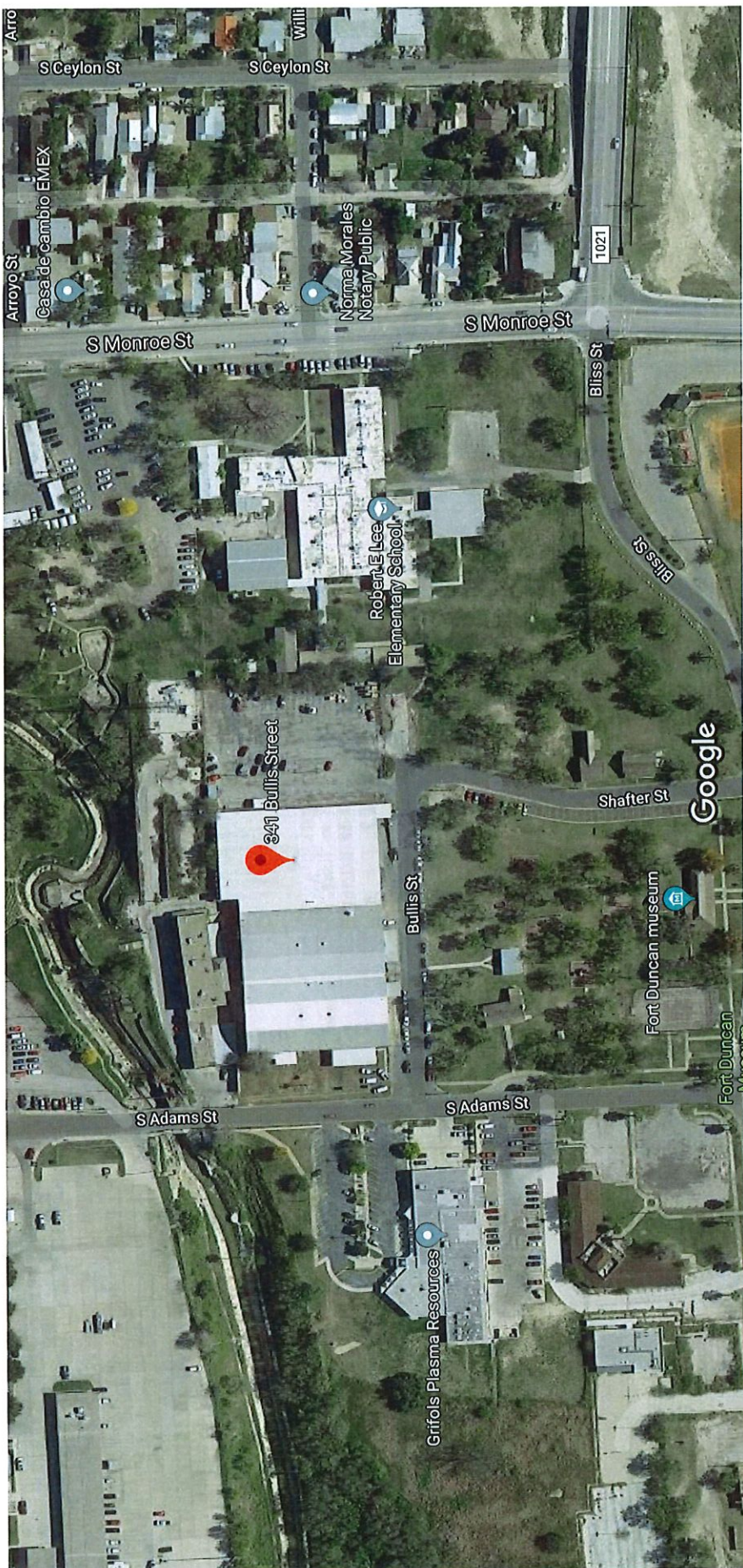
Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

Google Maps 341 Bullis St



Imagery ©2019 Maxar Technologies, USDA Farm Service Agency, Map data ©2019 100 ft



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services
Address: 3292 El Indio Hwy, Eagle Pass, TX 78852
Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com
Owner: Morales and Son Holding, LLC
Address: 401 Quarry St., Eagle Pass, TX 78852
Phone: 830-513-1124 E-mail: hmorales@langleybanack.com

Property Information

Site Address: 341 Bullis St. MCAD Property ID No. 3836
Legal Description (from deed): "Being a 3.408 Acre Tract of land lying and situated in Maverick County Texas, out of the J.B. Roberts, Survey 33, Abstract 793, and being the same land conveyed..."

Description of Subdivision Variance Request

Subdivision Variance to proceed to Final Plat given existing property has all required infrastructure and separate utility services to each building on the subject property that will remain on each platted lot.
Furthermore, the property is already functioning as a Platted Lot and would be redundant to go through the Preliminary Plat process given the existing condition and infrastructure of the property.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use of their land?

The Owner's property is already functioning as a Platted Lot. The strict application of the Subdivision Code would prolong the Platting process by doubling the time this Plat would take to get finalized.

Given the existing utility and infrastructure of the subject property, it would not be fair for the property owner to have his Plat delayed when his property already has all the requirements that a Final Platted Lot

How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

The owner/subdivider wants to legalize his property by Platting it, since it has all the necessary utility improvements that would qualify it for a Plat, which would be a benefit for the City. Furthermore, if the Owner wants to sell his property, he wants to make sure it is correctly in order.

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Granting of this variance would not be detrimental to the public health given the existing infrastructure that has already been built out to serve the adjacent communities that are not platted.
The Owner wants to legalize his property so that everything is correct and in order.

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

The granting of this variance would not prevent the orderly subdivision of other land in the area as adjacent properties have already been developed and have access to utility infrastructure, but are currently not platted. The granting of this variance would actually serve as an example for surrounding properties to Plat and legalize their properties which were illegally subdivided in the past.

Required Application Attachments

The following documentation is required to be attached to this application:

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a subdivision variance approval. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.



Applicant Signature

12/11/19
Date



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION VARIANCE APPLICATION

Applicant Information

Applicant (If not owner): TerraTech Engineering and Construction Services

Address: 3292 El Indio Hwy, Eagle Pass, TX 78852

Phone: 830-773-0579 E-mail: ajlibson@terratechengineering.com

Owner: Morales and Son Holding, LLC

Address: 401 Quarry St., Eagle Pass, TX 78852

Phone: 830-513-1124 E-mail: hmorales@langleybanack.com

Property Information

Site Address: 341 Bullis St. MCAD Property ID No. 3836

Legal Description (from deed): "Being a 3.408 Acre Tract of land laying situated in Maverick County Texas, out of the J.B. Roberts, Survey 33, Abstract 793, and being the same land conveyed..."

Description of Subdivision Variance Request

Subdivision Variance to Plat a property less than 5 Acres (COEP Code of Ordinances Section 23-11)

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would deprive the application of the reasonable use if their land?

The proposed subdivision is less than the minimum requirement of 5 acres to Plat a property, but already has access to main utilities such as sewer, water, electricity, and natural gas which are usually acquired through the platting process.

How is the variance necessary for the preservation and enjoyment a substantial property right of the applicant?

The owner/subdivider wants to legalize his property by Platting it, since it has all the necessary utility improvements that would qualify it for a Plat, with the exception of the minimum 5 Acre requirement. The owner would not be able to get legal services to his property even though he has access to them due to the minimum area requirement to Plat a property.

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Granting of this variance would not be detrimental to the public health given the existing infrastructure that has already been built out to serve the adjacent communities.

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provisions of the subdivision code.

The granting of this variance would not prevent the orderly subdivision of other land in the area as adjacent properties have already been developed with utility infrastructure that runs through this subject property and lies in easements in which the owner had to give up land of his own for the development of the adjacent properties.

Required Application Attachments

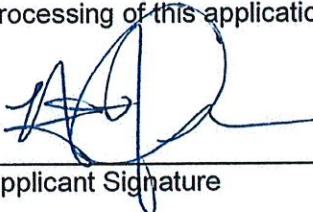
The following documentation is required to be attached to this application:

- A copy of a survey map prepared by a licensed surveyor.
- A copy of a 'run sheet' for the property detailing prior deed history, which can typically be obtained at a title company.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions if a subdivision variance approval. I agree to provide any additional information requested by the City of Eagle Pass as they deem necessary for the processing of this application.



Applicant Signature

12/11/19

Date

3.408 ACRE TRACT OF LAND LYING AND SITUATED IN MAVERICK COUNTY, TEXAS, BEING THE SAME AS DESCRIBED IN INSTRUMENT 703, 1937, AND BEING THE SAME LAND CONVERTED FROM MARCO TO MARCO COUNTY BY A GIFT WARRANTY DEED RECORDED IN BOOK 1491, PAGE 19, OF THE OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY; SAID 3.408 ACRE TRACT ALSO BEING A PORTION OF THAT PARCEL TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN CONNECTION WITH THE CITY OF MARCO, TEXAS, AND RECORDED IN VOLUME 46, PAGE 543 OF THE MAVERICK COUNTY PUBLIC RECORDS; SAID 3.408 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

INTERVIEWING IN QUEST OF A POINT OF BEGINNING AT 1/2" FROM SOD N. CONCRETE MONUMENT FOUND AT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ADAMS STREET AND THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, 202.98 FEET TO 1/2" FROM SOD N. AND 526.20 FT. TO 1/2" FROM SOD N. ALONG THE SOUTH FACE OF SAID CONCRETE BLOCK WALL, FORMERLY THE POINT OF BEGINNING.

THENCE ALONG THE SOUTH FACE OF SAID CONCRETE BLOCK WALL AND NORTH 71° 28' 48" E. 288.8 FEET TO A CORNER OF THE 3/4" AIR ADRES. THENCE 102° 30' W. 19.08 FEET ALONG THE EAST FACE OF SAID CONCRETE BLOCK WALL TO A CORNER OF THIS 3/4" AIR ADRES. THENCE ALONG THE SOUTH LINE OF THIS 3/4" AIR ADRES AS DESCRIBED BY PAGE 191, BOTH OF THE MAPHER COUNTY DEED RECORDS, 102.70 FEET TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER OF THIS 3/4" AIR ADRES.

THENCE ALONG THE EAST LINE OF SAID PARENT TRACT OF LAND, A 4.78
 CORNER, 294.06 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST
 SOUTHWEST CORNER OF THIS 3.408 ACRES;
 THENCE ALONG THE NORTH LINE OF BULLIS STREET, ALSO THE SOUTH
 LINE OF SAID 4.78 ACRES;
 5872'4"N, 581.8 FEET TO A 1/2" IRON ROD FOUND IN ASPHALT,
 CORNER FOR SOUTHWEST CORNER OF THIS 3.408 ACRES;
 THENCE ALONG THE EAST RIGHT OF WAY LINE OF ADAMS STREET,
 1823'0"N, 245.10 FEET TO THE POINT OF BEGINNING.

STATE OF TEXAS)
COUNTY OF MAVERICK X
OWNER'S OR SUBDIVIDER'S DEDICATION, CERTIFICATION, AND
ATTESTATION

The Owner of the property located on this Plot and whose name is entered in the title deed of the Plot, shall be responsible for the maintenance of the Plot and in person or through its authorized agent hereby dedicates to public use this Plot and easements shown thereon and further certify that this Plot complies with the following conditions:

- (A) the water quality and connections to the lots meet, or will meet, the minimum standards;
- (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (C) electrical connections provided to the lots meet, or will meet, the minimum requirements of state standards;
- (D) gas connection, if available, provided to the lots meet, or will meet, the minimum standards;
- (E) I state that the matters asserted in this plot are true and complete.

Heriberto Morales, Jr., Managing Member
Morales & Son Holdings, LLC
A Texas Limited Liability Company

STATE OF TEXAS)
COUNTY OF WAVERICK)

BEFORE ME, the undersigned notary public, on this day personally appeared _____, proved to me through the Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, to-wit: _____, a first day sworn, and acknowledged that he executed the same for the purposes and considerations thereby expressed.

Sworn under my hand and seal of office this _____ day of _____

_____, 201_

Notary Public State of Texas

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF MAVERICK COUNTY, certify that the plat bearing this certificate was filed for record at _____ M on _____, 201____, and was recorded in Envelope _____ Side _____ in the Plat Records of Maverick County at _____ o'clock _____ M on _____, 201____.

Maverick County Clerk

I, THE UNDERSIGNED, CERTIFY that this Plat of 2 Lots, Mordees Kramer Subdivision, was reviewed and approved by the City Council of the City of Eagle Pass.

Sworn under my hand and seal of office this _____ day of _____ 201__

Notary Public State of Texas

Sworn under my hand and seal of office this _____ day of _____

 Chairman of the City of Eagle Pass
 Planning and Zoning Commission

Date _____

Notary Public _____ State of Texas

City Manager of the City of Eagle Pass
Sworn under my hand and seal of office this ____ day of ____
201__
Notary Public State of Texas

STATE OF TEXAS
COUNTY OF MAVERICK X

Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

Sworn under my hand and seal of office this _____ day of _____ 201__

Notary Public State of Texas

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, Florentino Cardenas, a Registered Professional Engineer in the State of Texas (No. 68952), hereby certify that the water and sewer services for this subdivision were designed in accordance with the requirements of the City of Eagle Pass, Texas, that these services are connected to the public water, sewer, utility and gas lines and that the plans and specifications were prepared, operated and maintained in accordance with the City of Eagle Pass, Texas. These water and sewer designs are in compliance with the Model Rules adopted under Section 15.343 of the Texas Water Code.

Florentino Caballero, P.E.
Registered Professional Engineer 65952

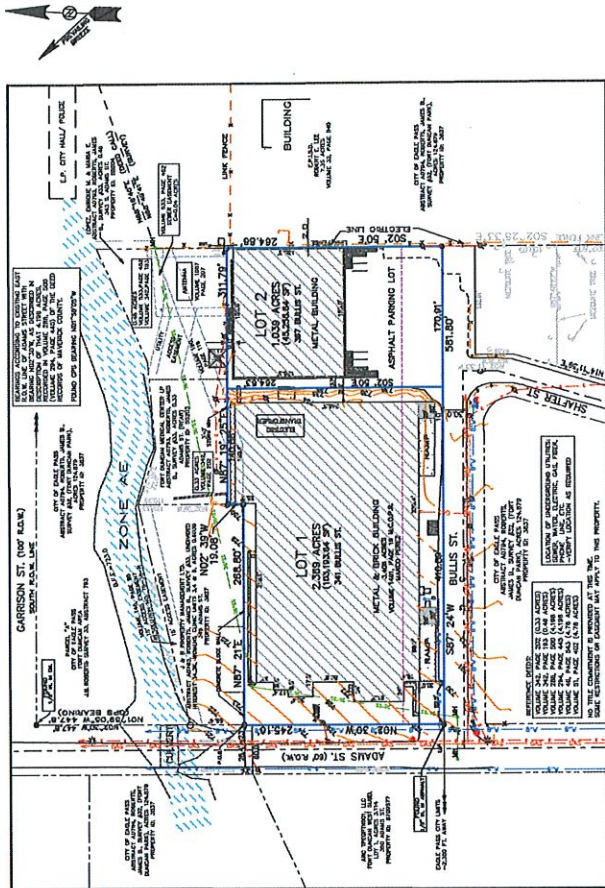
Sworn under my hand and seal of office this ____ day of _____, 201__

Notary Public State of Texas

recorded in Envelope _____, Side _____ in the Plat Records of
Maverick County at _____ o'clock _____M on _____ 201____

Maverick County Clerk

NOB: 0133-19
SHEET 1 OF 1
DESIGNED: FJC
DRAWN: AJL
CHECKED: FJC,JAL
SCALE: 1" = 70'
NOV. 26, 2019



SUBDIVISION LOT INFORMATION		
LOT	AREA	ADDRESS
1	2.309 ACRES	343 BULLIS ST.
2	1.019 ACRES	347 BULLIS ST.



DRAWING SCALE: 1"=70'

- LEGEND**
- | | | | |
|---|--------------------------------|---|-------------------------|
| ○ | SET X ^c | — | EXISTING OVERHEAD LINE |
| ● | FOUND N ^c FROM ROAD | — | EXISTING SANITARY SEWER |
| ✱ | EXISTING LUMINAIRE | — | EXISTING WATER LINES |
| ✱ | EXISTING POWER POLE | — | EXISTING GAS LINE |
| ✱ | EXISTING STREET MANHOLE | — | EXISTING EXHAUST |
| ✱ | EXISTING FIRE HYDRANT | — | Y.O.M. CENTER LINE |
| ✱ | EXISTING STOP SIGN | — | RAIL SETBACK LINE |
| ✱ | EXISTING WATER VALVE | — | PROPERTY LINE |
| ✱ | EXISTING P.A.S. VALVE | — | PLAY BOUNDARY LINE |

NOTES:

1. The area of this Subdivision lies inside the limits of the City of Eagle Pass, Texas.
2. No portion of the property shown herein is within Zone A-C Special Flood Hazard Area as shown on the Flood Insurance Rate Map (FIRM) dated April 4, 2011 for Maricopa County, Texas and Incorporated Areas.
3. All easements shall be kept clear of fences, building, plantings, and other obstructions.
4. Verity of underground utility service lines as required.
5. Zoning for this Subdivision is unclassified.
6. Front yard setback is 35 feet.
7. There are no Side or Rear yard setback regulations.
8. Set 3/2" IR, at all corners except inside.

Attachment 2

Final Engineering Report



TerraTech Engineering and Construction Services

PO Box 556

Eagle Pass, Texas 78853-0556

TBPE Firm # 14118

"Developing Communities and Enhancing People's Lives through Experience and Integrity"

To: Vanessa I. Rosales-Herrera, P.E.

City of Eagle Pass Planning Director

From: Florentino Caballero, P.E.

Date: November 13, 2019

Reference: Final Engineering Report for Plat establishing Lot 1 and 2, Morales Kramer Subdivision

Mrs. Rosales-Herrera,

Morales and Sons, LLC, owner of property legally described as '3.408 Acres out of Abstract A0793, Roberts, James B., Survey #33', has requested that TerraTech Engineering and Construction Services (TEC Services) prepare a Plat for this property to legally subdivide it into 2 Lots. This property is located at 341 Bullis St. and is situated in an industrial zoning area. The property has two (2) existing warehouse buildings and street/utility infrastructure built-out, but is currently unplatted. The property owner wants to subdivide this 3.408 Acre tract into two (2) Lots, leaving each existing warehouse on its own platted lot.

General Description

The subject Plat has a total area of 3.408 Acres and measures approximately 245' x 582' (see attached Plat Sheet for reference). The subject property is being subdivided into two (2) lots, with frontage towards Bullis St. as per the attached Plat sheet. All utility infrastructure including water, sewer, gas, streets, etc. has been built-out, so this Plat will be presented to proceed straight to Final due to existing improvements. The Plat area is adjacent and located North of the Fort Duncan Park of Eagle Pass, Southwest of the City Hall and Police Department of Eagle Pass, West of Robert E. Lee Elementary, and East of the Fort Duncan Medical Plasma Center. This property is inside the Eagle Pass City Limits and will remain zoned as an Industrial property.

Drainage

General Drainage Description

This Plat area of this subdivision is not located within a special flood hazard area. The highest point on this tract is along the Eastern portion of the property. Most of the area that encompasses the 3.408 Acres is covered by warehouse buildings and asphalt or concrete. Runoff that falls along the frontage of the property off Bullis St., naturally drains from the Eastern portion of Bullis St. down westward towards Adams St., which eventually empties into a major drainage channel located approximately 100' North of the subject property. Runoff along the back of the property (Northern Portion) drains into an existing

underground storm water grate that empties into the existing major drainage channel located North of the property. Refer to Plat sheet for details. This Plat will not add additional runoff as no new development will occur as infrastructure is already built-out and functioning.

Existing Drainage Conditions

The existing drainage conditions of this developed tract of land can be analyzed using the Rational Method. The peak rate of runoff, Q , in cubic feet per second is calculated as follows:

$$Q = C \times I \times A$$

where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

The parameters used in the analysis of the existing drainage of this developed tract are presented in Table 1 below.

Table 1. Existing Developed Drainage Parameters

Parameter	Value
t_c	5 min
C_d	0.75
I_{10}	7.43 in/hr
I_{100}	10.32 in/hr
Watershed Area, A	3.408 acres

The peak rates of runoff for the existing developed lots are

$$Q_{10,d} = C_d \times I_{10} \times A$$

$$Q_{10,d} = 0.75 \times 7.43 \times 3.408 = 19 \text{ cfs}$$

$$Q_{100,d} = 1.25 \times C_d \times I_{100} \times A$$

$$Q_{100,d} = 1.25 \times 0.75 \times 10.32 \times 3.408 = 33 \text{ cfs}$$

The estimated runoff discharge for this existing developed property for storms with a ten (10) and one hundred (100) year return period are 19 cfs and 33 cfs, respectively.

There will be no increase in runoff from the proposed Plat, since the property is already developed with existing buildings and infrastructure, and no further development will occur. All runoff is currently collected via surface and/or underground storm drains, and is delivered to the major drainage channel located approximately 100' North of the subject property. No drainage improvements are necessary given the existing infrastructure.

Street

This property is located at the intersection of two (2) existing paved streets, Adams St. and Bullis St. Both properties will have access via Adams St., Bullis St., or Shafter St. Luminaries are visible along the property. Please refer to Plat sheet for locations.

There are two (2) existing fire hydrants located within the vicinity of the property. One is located at the intersection of Adams St. and Bullis St. The other is located at the intersection of Bullis St. and Shafter St. Please refer to Plat Sheet for locations.

Water Service

There is an existing 8" Cast Iron Water Main that runs along Adams St. This property is fed from a 6" Water line that is connected to the 8" main that runs along Adams St. Please refer to the Plat for details. Both existing warehouses have their own separate water services already, as this Plat will leave each existing warehouse on its own lot. All Water Mains in this area are operated by Eagle Pass Water Works.

Sanitary Sewer Service

There is an existing 36" Sanitary Sewer Main that runs along the West and Northern portion of this property. The property has sewer service laterals connected to this Sewer Main. Please see attached plat for reference. Both existing warehouses have their own separate sewer services already, as this Plat will leave each existing warehouse on its own lot. All sanitary sewer lines in this area are operated by Eagle Pass Water Works.

Other Utilities

The subject property has access to other utilities such as electricity, phone, gas, and cable via Adams St. and Bullis St.

Conclusion

The existing and proposed use of this property is Industrial. The proposed Plat will not have an impact on the current use, drainage patterns, or utilities as required infrastructure for Platting is already built-out.

Should you have any additional questions concerning this report, please contact Florentino Caballero, P.E. at (830) 773-0579 or fcaballero@terratechengineering.com or ajlibson@terratechengineering.com

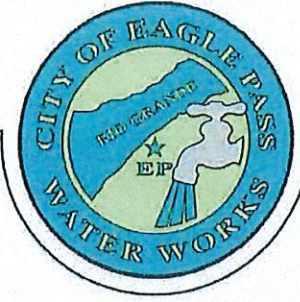
Sincerely,

Florentino Caballero, P.E.

TEC Services



11/13/19



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Lot 1 and Lot 2, Morales Kramer **SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE**
PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Morales & Son Holding, LLC, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as _____
Lot 1 and Lot 2, Morales Kramer Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
7,400 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

RECEIVED
11-19-19
via email J. Flores

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 12/18/19.

The Utility

By: [Signature]

Printed Name: Dr. CLAUDIA WRIGHT

Office or Position: CHAIRWOMAN

Date: 12/18/19

The Subdivider

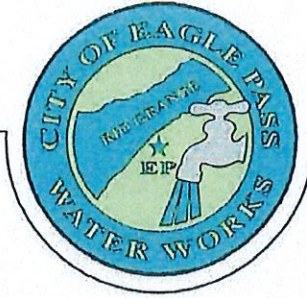
By: [Signature]

Printed Name: Humberto Morales Jr.

Office or Position: Morales & Son Holding, LLC

Date: 11.12.19

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Lot 1 and Lot 2, Morales Kramer **SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Morales & Son Holding, LLC, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Lot 1 and Lot 2, Morales Kramer Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility's wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision ("the Plans") and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions ("the projected wastewater flow") to be
approximately 4,800 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 12/18/19.

The Utility

By: [Signature]

Printed Name: DR CLAUDIA WRIGHT

Office or Position: CHAIRWOMAN

Date: 12/18/19

The Subdivider

By: [Signature]

Printed Name: Benito Morales Jr.

Office or Position: Morales & Son Holding, LLC

Date: 11.12.19.

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

**Attachment 3
Master Plan Map
Zoning District Map**

FINANCED
THROUGH THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OF THE STATE OF TEXAS

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

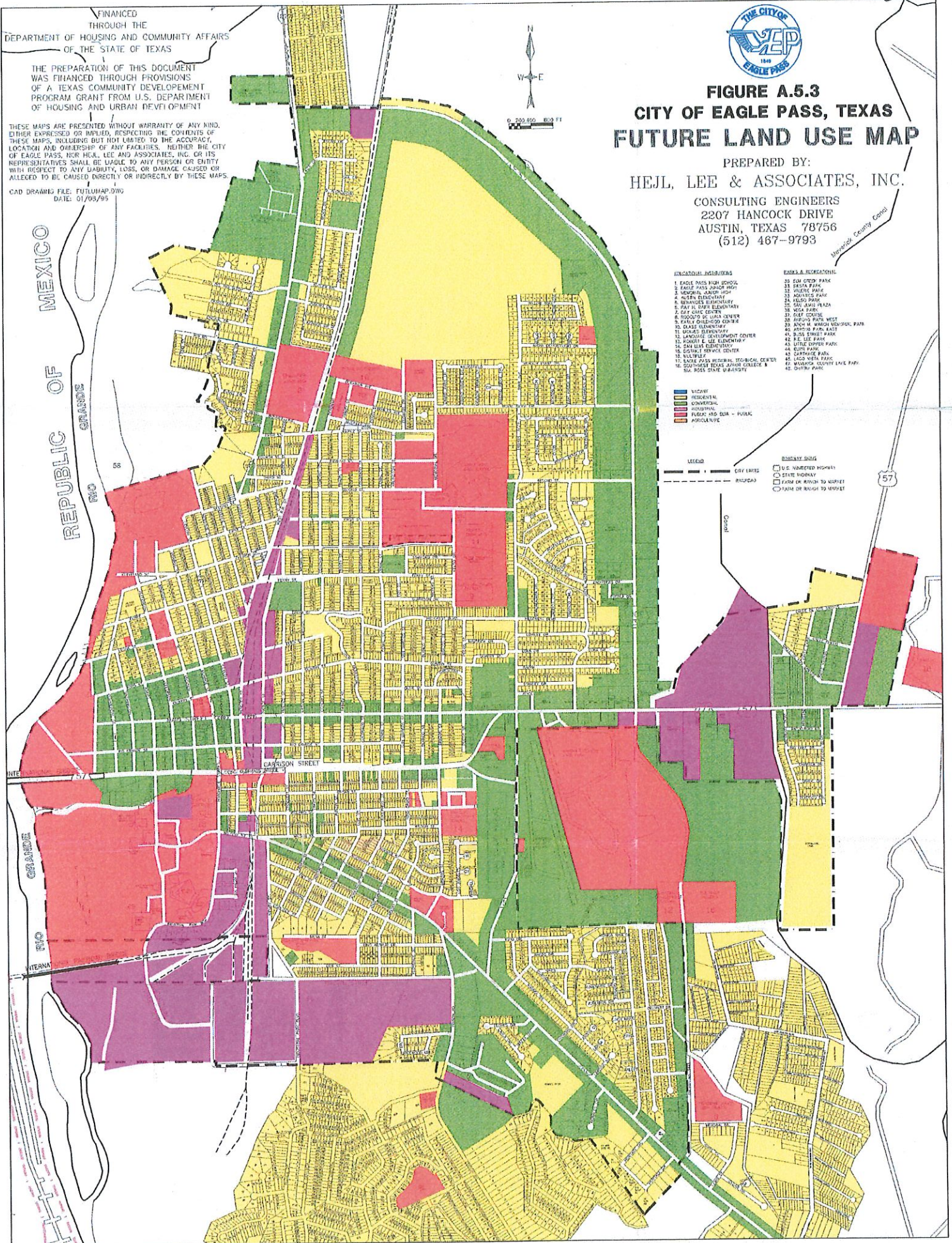
THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND,
EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF
THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY,
LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY
OF EAGLE PASS, NOR HEJL, LEE AND ASSOCIATES, INC. OR ITS
REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY
WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR
ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

CAD DRAWING FILE: FUTUREMAP.DWG
DATE: 01/05/95



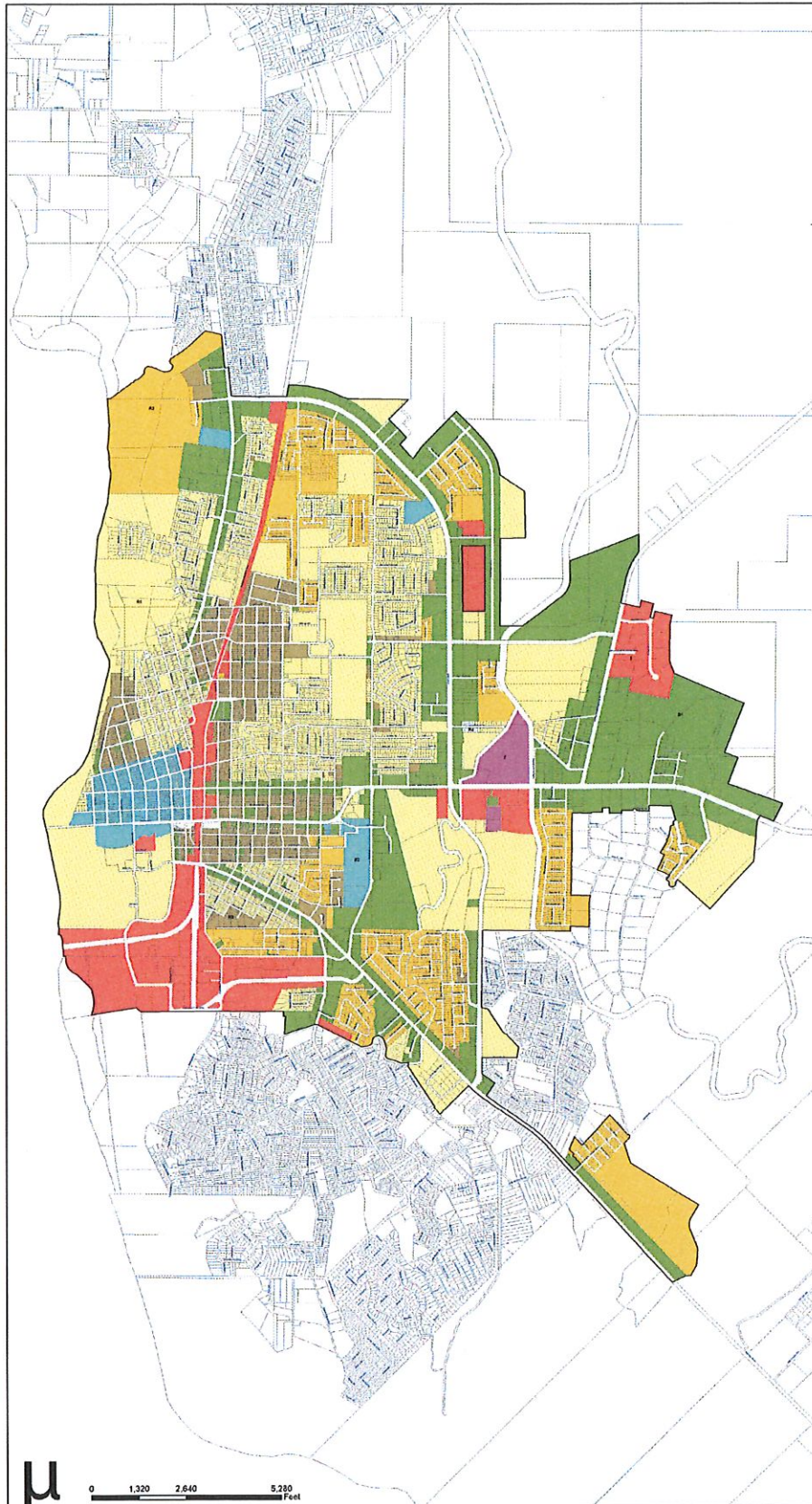
FIGURE A.5.3 CITY OF EAGLE PASS, TEXAS FUTURE LAND USE MAP

PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.
CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-7993



Legend

-  City Limits Outline
-  B1 - Neighborhood Business District (<8,00 Sq. Ft.)
-  B2 - Central Business District
-  B3 - General Business District (>8,000 Sq. Ft.)
-  I - Industrial District
-  F - Floodway District
-  R1 - First One-Family Dwelling District
-  R2 - Second One-Family Dwelling District
-  R3 - Duplex Dwelling District
-  R3A - Apartment District
-  R4 - Townhouse Residence District



Legend

-  B1 - Neighborhood Business District (<8,00 Sq. Ft.)
-  B2 - Central Business District
-  B3 - General Business District (>8,000 Sq. Ft.)
-  I - Industrial District
-  F - Floodway District
-  R1 - First One-Family Dwelling District
-  R2 - Second One-Family Dwelling District
-  R3 - Duplex Dwelling District
-  R3A - Apartment District
-  R4 - Townhouse Residence District

Eagle Pass, Texas

2007 Comprehensive Zoning Ordinance, Chapter 10, Article 10
 Eagle Pass, Texas
 Planning Department
 2007 Comprehensive Zoning Ordinance, Chapter 10, Article 10
 Planning Department
 2007 Comprehensive Zoning Ordinance, Chapter 10, Article 10
 Planning Department

October 1, 2007 (Updated)



TRUE AUTOMATION, INC.

2600 Technology Dr Suite 900
 Phone: 972.881.1858
 Fax: 972.832.0503
 Plano, TX 75074
www.trueautomation.com



Item #4



Planning Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat Approval of the Villa Romel Estates Subdivision Unit 2

I. BACKGROUND

A. General Information

Applicant: TEC Services
3292 El Indio Hwy
Eagle Pass, Texas 78852

Location: Encino Drive and Town Square Boulevard

Legal Description: Being an 22.42 acres tract, located in the F. Fox & Bryne, Survey 2, Abstract 1112, Maverick County and being a portion of that Monsa Ltd., 29.43 acres described in Deed Recorded in Volume 1157, Page 420, all that Monsa Ltd., 3.53 acres described in Volume 1157, Page 420, all that Monsa Ltd., 0.441 acres described in Volume 890, Page 267, a portion of that Monsa Ltd., 0.7348 acres described in Deed Recorded in Volume 861, Page 440, and a portion of that Monsa Ltd., 1.085 acres described in Deed Recorded Volume 861, Page 441 of the Maverick County Deed Records, Maverick County, Texas.

Property ID Number: 8711644, 8711645, and 61481

Request: Final plat approval to subdivide an approximately 22.42-acre tract into 50 residential lots.

B. Subject Property Information

Parcel Size: 22.42-acres

Topography: A decrease in elevation from southeast to northwest.

Soils: The United State Department of Agriculture Soil Survey for Maverick County indicates that the property is underlain with *Catarina-Maverick Association (Gently sloping and gently undulating to undulating, deep and moderately deep clays)* soil.

The survey states, in part on page 5, that this association consists of slowly permeable to very slowly permeable soils in broad, uneven areas of uplands. Slopes are mainly 0-percent to 3-percent, but range from 0-percent to 5-percent.

This association makes up about 11-percent of the soils in Maverick County. The remaining 22-percent is mainly *Brundage*, *Copita*, *Dant*, *Elindio*, *Mavco*, *Olmos*, *Pryor*, and *Verick* soils.

Catarina soils are deep. They have a surface of layer of grayish-brown clay about 22-inches thick. The underlying material is clay that is slowly permeable.

Maverick soils are moderately deep. They have a surface layer of grayish-brown clay about 5-inches thick. The underlying material is clay that is slowly permeable

Vegetation: Native vegetation

Existing Use: Vacant

Zoning: Easterly 700 feet – R-1 First One-Family Dwelling District;
Remainder – B-1 General Business District

Master Plan: None

C. Vicinity Data

The site is located within an area that features commercial development to the southwest, residential development to the northwest, undeveloped tracts to the east, and Armando Cerna Elementary Scholl to the south.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, and garbage service.

Access to the site is provided by Encino Park Drive and Town Square Boulevard.

II. PUBLIC NOTICE

Public notification of the subdivision with variance requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.

2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-62 governing utility easements*
 - ✓ *Section 23-64 governing sidewalks*
 - ✓ *Section 23-66 governing sanitary sewage disposal*
 - ✓ *Section 23-67 governing potable water supply and fire flow*
 - ✓ *Section 23-68 governing storm drainage*
 - ✓ *Section 23-69 governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas*
 - ✓ *Section 23-71 governing the installation and inspection of utility lines*

Please refer to Attachment 2 for a copy of the *Final Engineering Report* for the subdivision.

3. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
4. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*.
5. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base, and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City, and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.

- Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
6. The subdivision will allow for a use of the property that is consistent with the commercial purpose of the *B-1 General Business District* and the residential purpose of the *R-1 First One-Family Dwelling District* for the following reasons:
- A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the business purpose of the *B-1 General Business District* and the residential purpose of the *R-1 First One-Family Dwelling District*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-1 First One-Family Dwelling District*, and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-1 First One-Family Dwelling District*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 3 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

7. The approval of this final plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 6 of this report.

B. Planning Department Recommendation

The Planning and Zoning Commission **GRANT** final plat approval of the *Villa Romel Estates Subdivision Unit 2* subject to the following condition:

1. The final plat shall comply with the provisions of *Article III* of *City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for final plats.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail

Planning and Zoning Commission via e-mail

Eagle Pass Planning Department Report dated January 7, 2020

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-778 • Fax: (830) 773-7803

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

☐ Preliminary

☒ Final

☐ Replat

☐ Amendment ☐ Short Form Final

Property Legal Description: F. Fox & J. Byrne, Survey 2, Abstract 1112, Acres 22.42

Maverick County Property Identification Number(s): 8711644, 8711645, 61481

Name of Addition: Villa Romel Estates Subdivision Unit 2

Location of Addition: Off Townsquare Blvd.

Number of Residential Lots: 50 Number of Commercial Lots: 2 Gross Acreage: 22.42

Number of New Street Intersections 6 Linear feet of Streets 3250

Is Subdivision inside city limits? Yes ☒ No ☐; If so, Zoning District: R-2 and B-1

Existing Land Use: Vacant Proposed Land Use: Residential

Requested Variances: N/a

PROPERTY OWNER:

Name: Monsa, Ltd.

Address: 2741 Crown Hill, Suite B

City: Eagle Pass

State: TX Zip: 78852

Signature: [Signature]

Contact: Francisco Mondragon

Phone: (830)-757-1007

Fax: N/a

E-mail: mondragonromelia@mac.com

Date: _____

PROPERTY OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Signature: _____

Contact: _____

Phone: _____

Fax: _____

E-mail: _____

Date: _____

APPLICANT/SUBDIVIDER:

Name: TEC Services
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Aaron Libson
Phone: (830)-773-0579
Fax: (830)-773-7312
E-mail: ajlibson@terratechengineering.com
Date: 12/12/19

SURVEYOR:

Name: Francisco Gaytan
Address: 2606 Encino Park Dr.
City: Eagle Pass
State: TX Zip: 78852
Signature: Frz Gay

Contact: Francisco Gaytan
Phone: 830-773-8308
Fax: 830-421-7116
E-mail: fgaytanchuis@yahoo.com
Date: 12/12/19

ENGINEER:

Name: Florentino Caballero
Address: 3292 El Indio Hwy
City: Eagle Pass
State: TX Zip: 78852
Signature: [Signature]

Contact: Florentino Caballero
Phone: (830)-773-0579
Fax: (830)-773-7312
E-mail: fcaballero@terratechengineering.com
Date: 12/12/19

PRINCIPAL CONTACT: ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

All City communication regarding the subdivision will be directed only to the designated principal contact.

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I have provided payment for the aforementioned services.

[Signature]
Applicant Signature

12/12/19
Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize TerraTech Engineering and Construction Services (TEC Services) to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.

[Signature]
Owner / Subdivider Signature

12/12/19
Date

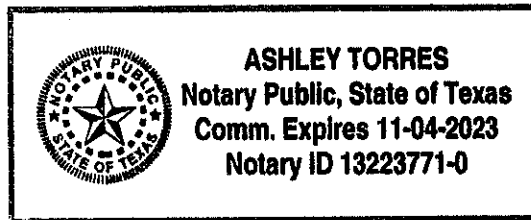
STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Francisco Mondragon (Name), Owner (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 18th day of November, 2019.

[Signature]
Notary Public, State of Texas



Maverick CAD

Property Search Map Search

Property Search Results > 61481 DOREL EAGLE PASS HOLDINGS II LLC for Year 2019

Property

Account

Property ID:	61481	Legal Description:	THE PARK COMMERCIAL SUBDIVISION, LOT 5, (REPLAT OF LOTS 5 & 6 AND 1 & 2 OF THE TOWN SQUARE SUBD)
Geographic ID:	T0700000000500	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	2156 TOWN SQUARE BLVD EAGLE PASS, TX 78852	Mapsc0:	
Neighborhood:	QUALIFIED AG LAND	Map ID:	
Neighborhood CD:	D1		

Owner

Name:	DOREL EAGLE PASS HOLDINGS II LLC	Owner ID:	110660
Mailing Address:	2156 TOWNSQUARE BLVD EAGLE PASS, TX 78852	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: DOREL EAGLE PASS HOLDINGS II LLC

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
GMC	Maverick County	N/A	N/A	N/A	N/A
HOS	Hospital	N/A	N/A	N/A	N/A
SCH	Eagle Pass ISD	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

All improvements valued at income

Improvement #1: COMMERCIAL State Code: B2 Living Area: 3287.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	POAF	ST,WS	2014	3287.0
CNPY	CANOPY	BLDG		2014	708.0
CNPY	CANOPY	BLDG		2014	302.0
POOL	SWIMMING POOL	POOL2		2014	1250.0
ASPH	ASPHALT	3IN		2014	80640.0

Improvement #2: COMMERCIAL State Code: B2 Living Area: 16616.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	APT1E		2014	6408.0
MA2	SECOND STORY	*		2014	6408.0
MA5	THIRD STORY	*		2014	3800.0
OP	OPEN PORCH	*		2014	2030.0
OP2	2ND STORY OPEN PORCH	*		2014	792.0
OP2	2ND STORY OPEN PORCH	*		2014	1226.0

Improvement #3: COMMERCIAL State Code: B2 Living Area: 16616.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	APT1E		2014	6408.0
MA2	SECOND STORY	*		2014	6408.0
MA5	THIRD STORY	*		2014	3800.0
OP	OPEN PORCH	*		2014	2030.0
OP2	2ND STORY OPEN PORCH	*		2014	792.0
OP2	2ND STORY OPEN PORCH	*		2014	1226.0

Improvement #4: COMMERCIAL State Code: B2 Living Area: 19224.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	APT1E		2014	6408.0
MA2	SECOND STORY	*		2014	6408.0
MA5	THIRD STORY	APT1E		2014	6408.0
OP	OPEN PORCH	*		2014	2030.0
OP2	2ND STORY OPEN PORCH	*		2014	688.0
OP2	2ND STORY OPEN PORCH	*		0	1570.0

Improvement #5: COMMERCIAL State Code: B2 Living Area: 19224.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	APT1E		2014	6408.0
MA2	SECOND STORY	APT1E		2014	6408.0
MA5	THIRD STORY	APT1E		2014	6408.0
OP	OPEN PORCH	*		2014	2030.0
OP2	2ND STORY OPEN PORCH	*		2014	688.0
OP3	3RD STORY OPEN PORCH	*		2014	1570.0

Improvement #6: COMMERCIAL State Code: B2 Living Area: 19224.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	APT1E		2014	6408.0
MA2	SECOND STORY	APT1E		2014	6408.0
MA5	THIRD STORY	APT1E		2014	6408.0
OP	OPEN PORCH	*		2014	2030.0
OP2	2ND STORY OPEN PORCH	*		2014	688.0
OP3	3RD STORY OPEN PORCH	*		2014	1570.0

Improvement #7: COMMERCIAL State Code: B2 Living Area: 19224.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	APT1E		2014	6408.0
MA2	SECOND STORY	APT1E		2014	6408.0
MA5	THIRD STORY	APT1E		2014	6408.0
OP	OPEN PORCH	*		2014	2030.0
OP2	2ND STORY OPEN PORCH	*		2014	688.0
OP3	3RD STORY OPEN PORCH	*		2014	1570.0

Improvement #8: COMMERCIAL State Code: B2 Living Area: 18660.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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MA	MAIN AREA	APT1E	2014	7430.0
MA2	SECOND STORY	*	2014	7430.0
MA5	THIRD STORY	*	2014	3800.0
OP	OPEN PORCH	*	2014	2030.0
OP2	2ND STORY OPEN PORCH	*	2014	792.0
OP2	2ND STORY OPEN PORCH	*	2014	1226.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CR	COMMERCIAL RURAL	10.8700	473497.20	0.00	0.00	N/A	N/A
2	RN	NATIVE RANGELAND	3.9400	171626.40	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$7,643,210	\$808,750	0	8,451,960	\$0	\$8,451,960
2017	\$7,559,960	\$808,750	0	8,368,710	\$0	\$8,368,710
2016	\$7,559,960	\$808,750	0	8,368,710	\$0	\$8,368,710
2015	\$1,932,160	\$806,420	0	2,738,580	\$0	\$2,738,580
2014	\$0	\$651,240	0	651,240	\$0	\$651,240
2013	\$0	\$431,000	125	415,810	\$0	\$415,810
2012	\$0	\$431,000	125	415,810	\$0	\$415,810
2011	\$0	\$431,000	125	415,810	\$0	\$415,810
2010	\$0	\$415,045	0	415,045	\$0	\$415,045
2009	\$0	\$423,380	0	423,380	\$0	\$423,380
2008	\$0	\$534,420	0	534,420	\$0	\$534,420
2007	\$0	\$502,555	0	502,555	\$0	\$502,555
2006	\$0	\$155,635	2,485	2,485	\$0	\$2,485
2005	\$0	\$159,440	2,535	2,535	\$0	\$2,535

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/21/2017	WD	WARRANTY DEED	DOREL EAGLE PASS HOLDINGS LLC	DOREL EAGLE PASS HOLDINGS II LLC	1677	77	200017
2	6/6/2013	WD	WARRANTY DEED	INVERMEX, LLC	DOREL EAGLE PASS HOLDINGS LLC	1406	1	176619
3	6/6/2013	WD	WARRANTY DEED	THE TRUST COMPANY	INVERMEX, LLC	1405	499	176618

Tax Due

Property Tax Information as of 11/06/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.14

Database last updated on: 11/5/2018 7:30 PM

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Attachment 2

Final Engineering Report



TerraTech Engineering and Construction Services

PO Box 556

Eagle Pass, Texas 78853-0556

TBPE Firm # 14118

"Developing Communities and Enhancing People's Lives through Experience and Integrity"

To: Mrs. Vanessa Rosales-Herrera

City of Eagle Pass Planning Director

From: Florentino Caballero, P.E.

Date: Dec. 17, 2019

Reference: Final Engineering Report for Villa Romel Estates Subdivision Unit 2.

Dear Mrs. Rosales-Herrera,

Mr. Francisco Mondragon, owner of a tract of land legally described as F. Fox & J. Byrne, Survey 2, Abstract 1112, 22.42 Acres in the City of Eagle Pass, Maverick County, Texas, requested the services of TerraTech Engineering and Construction Services (TEC Services) to prepare a Plat of the subject property to subdivide into 52 Lots. The subject property is located adjacent to Town Square Blvd. in Eagle Pass, Texas. All improvements have been completed, and the Owner of this property is seeking to finalize and record the Final Plat of this development known as Villa Romel Estates Subd. Unit 2.

General Description

This property has a total area of 22.42 Acres and is bounded by property owned by Monsa Ltd. to the North, Residential Subdivisions, Central power and light to the West, Eagle Pass Independent School district to the South, and Chittim Estate properties to the East. This property has been developed with new utility and street infrastructure to serve a total of 52 Lots, with 50 being residential, and 2 being commercial.

This 22.42 Acre tract of land situated is composed of multiple original tracts as shown in the Warranty Deed. Please refer to the Warranty deed of the property for details. The owner of this property is requesting authorization to finalize his subdivision Plat. Dimensions for the proposed lots are indicated in the attached Plat sheet.

Drainage

General Drainage Description

No portion of this property is within a special flood hazard area. The highest point on this property is near the southeastern property line. (Refer to the topography on the attached Plat). Runoff from the proposed subdivision and surrounding properties naturally drains to the northwest corner of the property and is collected by the existing detention pond that was built-out in Unit 1. A weir overflow

device was added to the existing detention pond as part of this development. Please refer to construction plans for details on the detention pond and outflow devices.

Existing Drainage Conditions

Drainage calculations shown below were calculated for the entirety of the owner's property which was originally intended to be three Units of Villa Romel Estates Subdivision. The existing detention pond which was to serve all 3 units was built out in Unit 1. The owner modified his original plan of 3 units and instead is making this proposed Unit 2 his last phase, and will not be developing the full entirety of the 36.74 acres that was initially used for the hydraulic calculations. As a result, the existing detention pond design size is more than sufficient to capture the runoff of the existing and proposed Units of Villa Romel Estates Subdivision that is part of the 36.74 acres. As mentioned earlier, a concrete weir overflow has been designed to alleviate and release additional runoff at a controlled rate not to exceed the predevelopment rate as calculated below. Details are shown in construction plans for Villa Romel Estates Unit 2. As reference, below are drainage calculations and parameters that were used when initially sizing the detention pond for the original 36.74 acres that was built out in Unit 1 of Villa Romel Estates Subdivision. The hydraulic calculations were analyzed using the Rational Method. The peak rate of runoff, Q , in cubic feet per second is calculated as follows:

$$Q = C \times I \times A$$

Where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

The parameters used in the analysis of the existing drainage of these lot is currently developed are presented in Table 1 below. A weighted area " C " value was used to account for lot which is partially developed.

Table 1. Existing Drainage Parameters

Parameter	Value
t_c	10 min
Area " C " Value (weighted)	0.20
I_{10}	6.20 in/hr
I_{100}	8.63 in/hr
Watershed Area, A	36.74 acres

The peak rates of runoff for the undeveloped lot is

$$Q_{10} = C \times I_{10} \times A$$

$$Q_{10} = 0.20 \times 6.20 \times 36.74 = 45.56 \text{ cfs}$$

$$Q_{100} = C \times I_{100} \times A$$

$$Q_{100} = 0.25 \times 8.63 \times 36.74 = 79.26 \text{ cfs}$$

Developed Drainage Conditions

The parameters used in the analysis of the drainage of this fully developed lot are presented in Table 2.

Table 2. Developed Drainage Parameters

Parameter	Value
t_c	10 min
Area "C" Value	0.45
I_{10}	6.20 in/hr
I_{100}	8.63 in/hr
Watershed Area, A	36.74 acres

The peak rates of runoff for the fully developed lot is

$$Q_{10} = C \times I_{10} \times A$$

$$Q_{10} = 0.45 \times 6.20 \times 36.74 = 102.50 \text{ cfs}$$

$$Q_{100} = C \times I_{100} \times A$$

$$Q_{100} = 0.56 \times 8.63 \times 36.74 = 177.55 \text{ cfs}$$

The estimated increase in discharge for a partially developed property to a fully developed property for storms with a ten (10) and one hundred (100) year return period are 56.94 cfs and 98.29 cfs, respectively.

A detention basin was constructed in order to accommodate the increase in storm water runoff resulting from the proposed ultimate development. The determination of storage volume can be determined by the Rational Method. Parameters presented in Table 3 were used to determine the detention storage volume.

Table 3. Storage Volume Determination Parameters

Parameter	Value
t_c	10 min
C_u	0.20
C_d	0.56
I_{10}	6.20 in/hr
$I_{100, 10 \text{ min}}$	8.63 in/hr
$I_{100, 5 \text{ min}}$	10.32 in. hr
Watershed Area, A	36.74 acres

The storm water runoff based on the existing undeveloped conditions and the ten (10) year return period as calculated above is

$$Q_{10,u} = 45.56 \text{ cfs}$$

The rates of runoff for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are presented in the following equations.

$$Q_{100,d,10 \text{ min}} = C_d \times I_{100,10 \text{ min}} \times A$$

$$Q_{100,d,10 \text{ min}} = 0.56 \times 8.63 \times 36.74 = 177.55 \text{ cfs}$$

$$Q_{100,d,5 \text{ min}} = C_d \times I_{100,5 \text{ min}} \times A$$

$$Q_{100,d,5 \text{ min}} = 0.56 \times 10.32 \times 36.74 = 212.32 \text{ cfs}$$

The storage rates, S_{td} , for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are calculated as follows:

$$S_{td} = Q_d - Q_u$$

$$S_{100,td,10 \text{ min}} = Q_{100,d,10 \text{ min}} - Q_{10,u}$$

$$S_{100,td,10 \text{ min}} = 177.55 - 45.56 = 131.99 \text{ cfs}$$

$$S_{100,td,5 \text{ min}} = Q_{100,d,5 \text{ min}} - Q_{10,u}$$

$$S_{100,td,5 \text{ min}} = 212.32 - 45.56 = 166.76 \text{ cfs}$$

The required storage volume, S_R , for the fully developed area for a one hundred (100) year return period and for various storm durations up to the time of concentration are calculated below.

$$S_R = S_{td}(t_d/12)$$

Where t_d = storm duration in hours

$$S_{R,10 \text{ min}} = S_{100,td,10 \text{ min}}(t_d/12)$$

$$S_{R,10 \text{ min}} = 131.99 \times \left(\frac{0.167}{12}\right) = 1.83 \text{ ac-ft}$$

$$S_{R,5 \text{ min}} = S_{100,td,5 \text{ min}}(t_d/12)$$

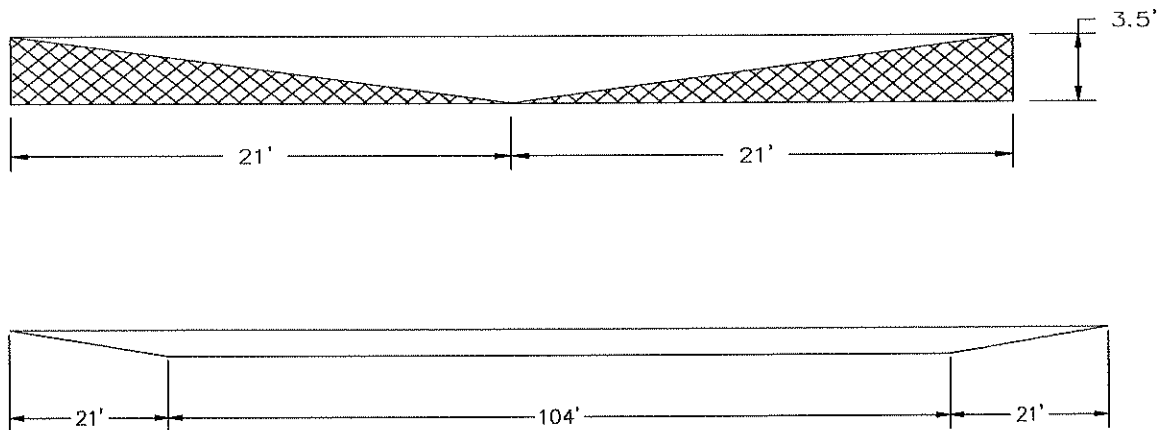
$$S_{R,5 \text{ min}} = 166.76 \times \left(\frac{0.083}{12}\right) = 1.15 \text{ ac-ft}$$

Therefore, the proposed detention areas shall have a minimum storage volume of 1.83 ac-ft.

Drainage Conclusions and Recommendations

Runoff from the proposed subdivision will drain northwest and will be captured by the proposed drainage grass swales as noted in the attached plat. A detail of the typical swale design is included in this report as a reference.

Figure 1. Typical Swale Design



The typical design for this triangular drainage swale has a width of 42 feet by length 515 feet and a trapezoidal drainage swale with a width 134 feet and length 120 feet as shown in attached plat. All side slopes will be a typical 6 feet horizontal to 1 foot vertical. The swale will have a depth of 42 inches at center. The estimated storage volume for the proposed drainage swales is 1.95 ac-ft. These swales will have the necessary capacity to collect the increase in discharge for storms with a one hundred (100) year return period.

Street

Access to Unit 2 shall be from existing Encino Park Drive, Town Square Boulevard, and/or Oak Manor Dr. Proposed Streets are to be asphalt pavement with concrete curb and gutter as per city specifications.

Luminaries are visible along Encino park Dr. and new luminaries are to be installed along the extension of Townsquare Blvd. and throughout Unit 2 of Villa Romel Estates Subdivision. Fire hydrants are present along Town Square Boulevard and additional fire hydrants have been installed as per construction plans.

Water Service

The proposed Unit 2 will be served from an existing 12" water line located along Town Square Boulevard. Lots in Unit 2 will be served by a proposed 8" water line as per construction plans. All water lines in this area are operated by Eagle Pass Water Works.

Sanitary Sewer Service

The proposed development will be served by an existing 12" sanitary sewer line located along Town Square Boulevard. Lots in Unit 2 will be served by a proposed 8" sewer line as per construction plans. All sanitary sewer lines in this area are operated by Eagle Pass Water Works.

Other Utilities

This development has access to other utilities such as electrical, phone, cable, and natural gas via Town Square Boulevard and throughout the entirety of Units 1 and 2. Illumination is also available along Encino Park Drive and more will be added along Townsquare Blvd., and throughout the new Unit 2. The proposed lots will have access to all utilities as per the construction plans. Natural gas service will be provided by Texas State Natural Gas. All natural gas lines in this area are owned and operated by Texas State Natural Gas.

Villa Romel Estates Subdivision Unit 2 Development Cost Estimate

1. Streets System

<u>2392 LF x 31 ft. x \$22.00</u>	=	\$181,260.00
9		
<u>813 LF x 39 ft. x \$22.00</u>	=	\$ 77,506.00
9		
Curb & Gutter 6,150 LFC x \$10.00	=	<u>\$ 61,500.00</u>
Subtotal		\$320,266.00

2. Water Distribution

8" PVC 2600LF x \$28.00	=	\$72,800.00
8" Gate Valves 13 ea. @ \$600.00	=	\$ 7,800.00
Fire Hydrants 5 ea. @ \$5,000.00	=	\$25,000.00
Double Service 21 ea. @ \$700.00	=	\$14,700.00
Single Service 8 ea. @ \$500.00	=	\$ 4,000.00
Single Commercial Service 2 @ \$800.00=		<u>\$ 1,600.00</u>
Subtotal		\$125,900.00

3. Sanitary Sewer System

8" PVC 2520LF x \$26.00	=	\$65,520.00
MH 7 x \$5000.00 ea.	=	\$35,000.00
4"- Svc. Singles & 6" Doubles 50 @ \$500.00 =		\$ 25,000.00
6" Commercial Single Services 2@ \$700.00 =		<u>\$ 1,400.00</u>
Subtotal		\$126,920.00

4. Street Signs & Lights

Street Lights 10 @ \$1,000.00	=	\$10,000.00
Stop Signs w/Street Names 9 @ \$500.00 =		<u>\$ 4,500.00</u>
Subtotal		\$ 14,500.00

5. Miscellaneous

AEP 52 lots @ \$600.00	=	\$31,200.00
Natural Gas Mains @ \$600 x 50	=	\$30,000.00
Sewer Capital Improvement \$526x52	=	\$27,352.00
Water Impact Fee \$875 x 52	=	\$45,500.00
Water Rights Fee \$188x 52	=	\$ 9,776.00
Meter Tap Fee \$675x52	=	\$35,100.00
Platting & City Fees	=	<u>\$ 1,075.00</u>
Subtotal		\$180,003.00

6. Engineering

Unit- 2		<u>\$50,000.00</u>
Subtotal		\$50,000.00

Summary

1) Streets System	\$320,266.00
2) Water Distribution	\$125,900.00
3) Sanitary Sewer System	\$126,920.00
4) Street Signs & Lights	\$ 14,500.00
5) Miscellaneous	\$180,003.00
6) Engineering	<u>\$ 50,000.00</u>
	\$ 817,589.00

Note: This is an estimation, prices may vary based on vendor and contractor. Total cost of Capital Improvements for fee purposes is \$587,586.00, and consists of items 1-4, as shown in the summary tabulation above.

Conclusion

The proposed use of this tract of land is Residential and Commercial. The current use of most of the adjacent tracts that surround this subdivision is Residential. The proposed Plat will not have an impact on the current drainage patterns, or utilities.

Should you have any additional questions concerning this report, please contact Florentino Caballero, P.E. at (830)-773-0579 or fcaballero@terratechengineering.com or ajlibson@terratechengineering.com

Sincerely,

Florentino Caballero, P.E.

TEC Services



Date: December 17, 2019



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Villa Romel Estates Unit 2 SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a supplier of drinking water known as EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Monsa, Ltd., who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as Villa Romel Estates Subdivision Unit 2.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately 53,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on SEPT /26 /18.

The Utility

By: Marco Salinas

Printed Name: MARCO SALINAS

Office or Position: VICE-CHAIRMAN

Date: 9/26/18

The Subdivider

By: Monsa, Ltd.

Printed Name: Francisco Mondragon

Office or Position: President

Date: _____

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED Villa Romel Estates Unit 2 **SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:

"The Utility" is the governing board or owner of a provider of wastewater treatment known as

EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is Monsa, Ltd., who is the owner, or

the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been

proposed to be divided into a subdivision ("the Subdivision") known as

Villa Romel Estates Subdivision Unit 2

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 24,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on SEPT 126 /18.

The Utility

By: Marco Salinas

Printed Name: MARCO SALINAS

Office or Position: VICE-CHAIRMAN

Date: 9/26/18

The Subdivider

By: Monsa, Ltd.

Printed Name: Francisco Mondragon

Office or Position: President

Date: _____

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

Attachment 3
Master Plan Map
Zoning District Map

THE PREPARATION OF THIS DOCUMENT
WAS FINANCED THROUGH PROVISIONS
OF A TEXAS COMMUNITY DEVELOPMENT
PROGRAM GRANT FROM U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT

THESE MAPS ARE PRESENTED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF THESE MAPS, INCLUDING BUT NOT LIMITED TO THE ACCURACY, LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY OF EAGLE PASS, NOR HEAL, LEE AND ASSOCIATES, INC. OR ITS REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THESE MAPS.

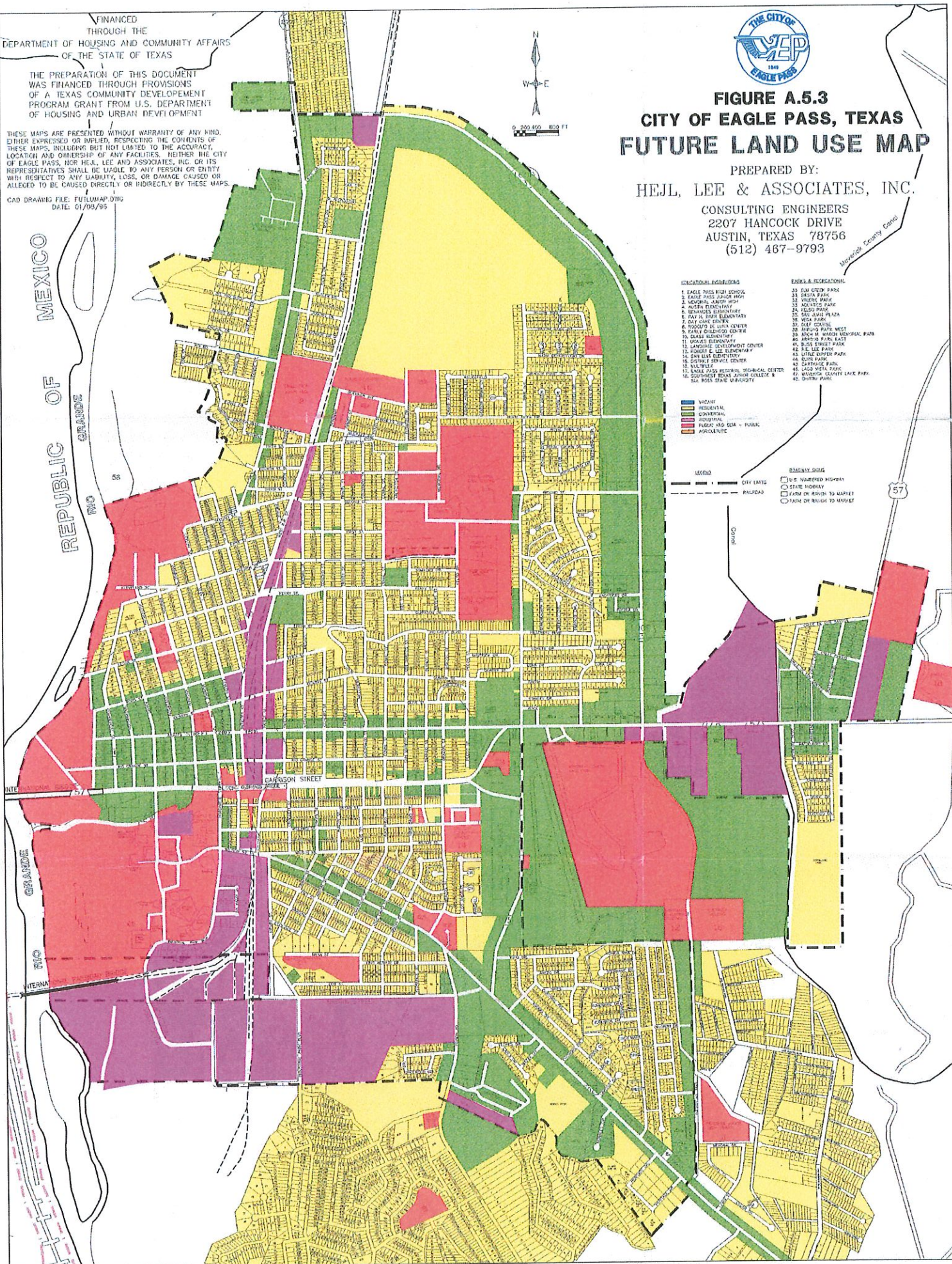
CAD DRAWING FILE: FUTLUMAP.DWG
DATE: 01/08/95



FIGURE A.5.3
CITY OF EAGLE PASS, TEXAS
FUTURE LAND USE MAP

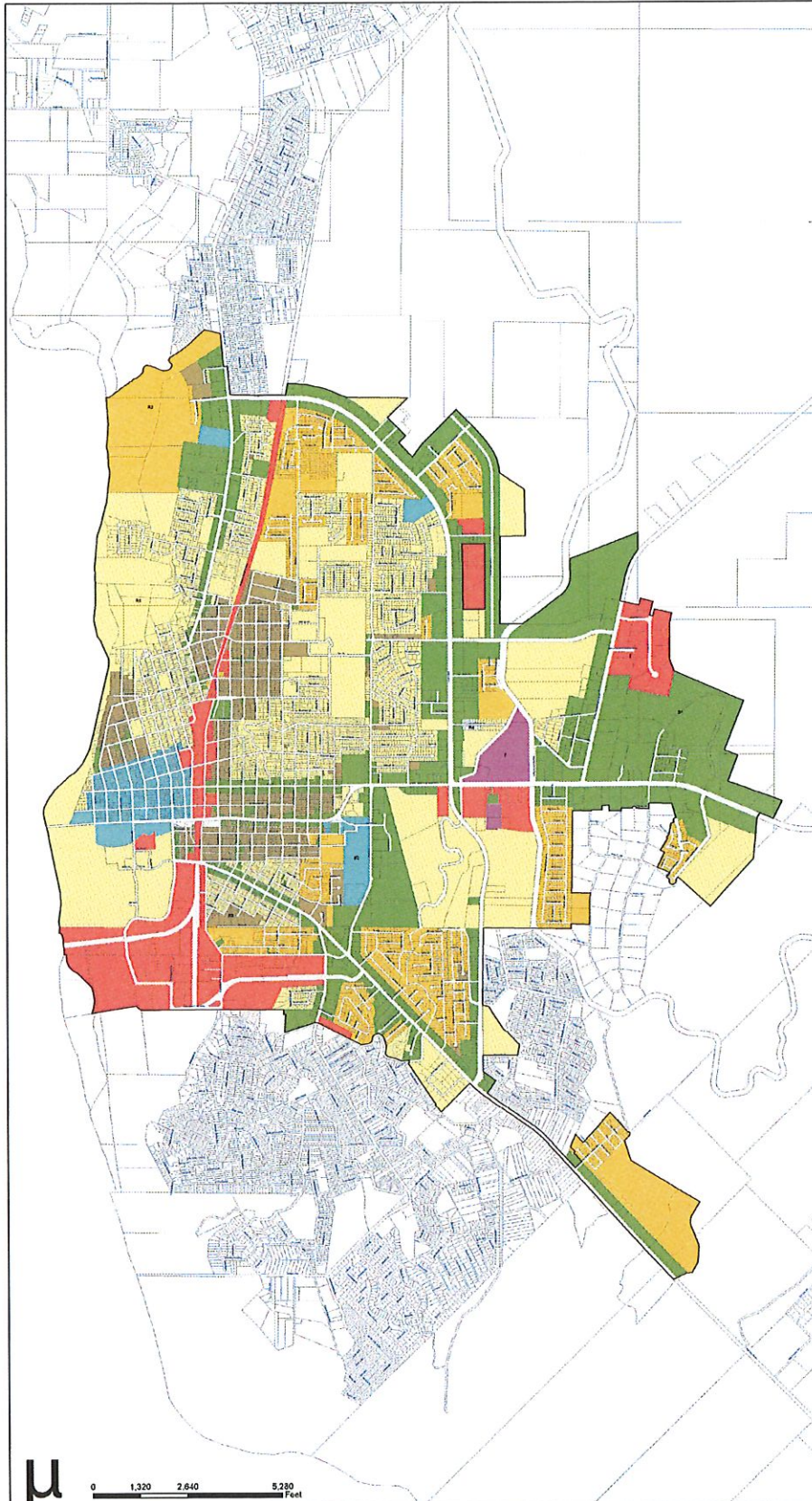
PREPARED BY:
HEJL, LEE & ASSOCIATES, INC.

CONSULTING ENGINEERS
2207 HANCOCK DRIVE
AUSTIN, TEXAS 78756
(512) 467-9793



Legend

-  City Limits Outline
-  B1 - Neighborhood Business District (<8,00 Sq. Ft.)
-  B2 - Central Business District
-  B3 - General Business District (>8,000 Sq. Ft.)
-  I - Industrial District
-  F - Floodway District
-  R1 - First One-Family Dwelling District
-  R2 - Second One-Family Dwelling District
-  R3 - Duplex Dwelling District
-  R3A - Apartment District
-  R4 - Townhouse Residence District



- Legend**
-  City Limits Outline
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 -  R3A - Apartment District
 -  R4 - Townhouse Residence District

Eagle Pass, Texas
 2007 City Limits Map
 Prepared by: Eagle Pass Planning Commission
 Date: October 1, 2007 (Updated)



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